



Lucott

Limington, BA22 8EQ

GeorgeJames PROPERTIES

EST. 2014

Lucott

Limington, BA22 8EQ

Guide Price - £699,995

Tenure – Freehold

Local Authority – South Somerset District Council

Summary

Lucott is an attractive detached period cottage, not being listed and situated within this popular pretty Somerset village. The property has been improved by the current owners including the addition of a new bedroom en-suite and a beautiful garden room with large lantern roof window. Lucott now offers comfortable family living space with a mix of original and modern features, the spacious accommodation includes a large sitting room/dining room with inglenook fireplace, kitchen/breakfast room and large utility/work area including a shower room. To the first floor there are three double bedrooms with a dressing room that could be a fourth bedroom if required. The two larger bedrooms both have en-suite shower rooms and there is a main family bathroom. Outside a shared driveway to the side leads to a private off-road parking area with timber garage/home office. There are large south facing private lawned gardens to the rear.

Amenities

The property is situated within the small idyllic village of Limington which has a parish church and a very popular public house. The popular village of Ilchester is approximately 1.5 miles away and offers a full range of amenities including a petrol station, post office, local shop, pubs and restaurants, church and primary school. A more comprehensive selection of amenities can be found in Yeovil approximately 5 miles to the south, including a golf course and a main line rail connection (London Waterloo) from Yeovil Junction. There are also excellent road links including the A303, that can easily be reached via Ilchester.

Services

Mains water, drainage and electricity are all connected. Oil fired central heating to radiators. Council tax band D.

Open Storm Porch

With entrance door leading to:-

Sitting Room/Dining Room 22' 0" x 17' 11" (6.71m x 5.45m)

This large reception room has two windows to the front and two windows to the rear, part flagstone flooring, impressive beamed inglenook fireplace housing a cast iron wood burning stove. Two radiators and stairs leading to the first floor.



Garden Room 20' 8" x 11' 10" (6.30m x 3.60m)

This beautiful garden room has been recently added by the current owners and offers excellent additional all year round living space. With underfloor heating, large lantern roof window and French doors leading the garden.

Kitchen/Breakfast Room 19' 8" x 9' 10" (6.00m x 3.00m)

With windows to the front and rear, radiator and flagstone floor. Range of bespoke timber kitchen units with quartz work surfaces over and island unit. Single drainer sink unit with mixer tap, space for 'American' style fridge freezer, built in dishwasher, AEG double oven and four ring induction hob with extractor.

Rear Porch 7' 3" x 3' 5" (2.20m x 1.04m)

With door to the side.

Utility Room/Work Room 18' 11" x 8' 0" (5.76m x 2.44m)

With window to the side and glazed door to the rear garden, mezzanine storage area. Oak flooring, radiator, base units with single drainer sink unit. Space and plumbing for washing machine. This room could possibly be used as a home work area.

Shower Room

With low level WC, wash hand basin and shower cubicle with mains shower.

Landing

With window to the rear, exposed timbers and vaulted ceiling. Access door leads to the attic area. Radiator.

Bedroom 1 14' 1" x 9' 10" (4.30m x 3.00m)

With window to the rear. Radiator and range of built in wardrobes.

En-suite Shower Room

With window to the front, ladder towel rail, low level WC and wash hand basin with vanity cupboards under. Shower cubicle with mains shower.

Bedroom 2 15' 1" x 9' 2" (4.60m x 2.80m)

With window to the front and radiator.

En-Suite Shower Room 9' 2" x 4' 7" (2.80m x 1.40m)

With window to the front, bathroom suite comprising low level WC and wash hand basin. Corner shower cubicle with mains shower. Ladder towel rail.

Bedroom 3 10' 2" x 8' 5" (3.11m x 2.56m)

With window to the front and radiator.

Dressing Room/Bedroom 4 10' 3" x 7' 9" (3.13m x 2.35m)

With window to the rear and radiator. Range of high quality Sharps fitted wardrobes. This room would make a fourth bedroom if required.



Bathroom 9' 10" x 8' 4" (3.00m x 2.55m)

With bathroom suite comprising low level WC, wash hand basin with vanity cupboard under. Panelled bath and corner shower cubicle with mains shower. Ladder towel rail.

Outside

To the front of the property there is a picket fence and gate to the front door. There is a side pedestrian gate giving access to the side of the house where there is a bin/recycling storage area and timber garden shed. A shared access drive to the side leads to a private gated parking area where there is a detached timber garage/home office. The private rear garden is south facing, mainly laid to lawn with well stocked flower and shrub beds, working well and large patio area. There is a secret garden with seating area and 'woodland' style pathway.





GROUND FLOOR
1075 sq.ft. (99.9 sq.m.) approx.



1ST FLOOR
756 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA: 1831 sq.ft. (170.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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