



## Northend Cottage

Martock Road, Long Sutton, TA10 9HU

GeorgeJames PROPERTIES  
EST. 2014



# Northend Cottage

Martock Road, Long Sutton, TA10 9HU

Guide Price - £365,000

Tenure – Freehold

Local Authority – South Somerset District Council

## Summary

Northend Cottage is a beautifully presented 19th century stone property situated within this popular village. The cottage has been updated and improved by the current owners and is presented in lovely order throughout. The accommodation comprises sitting room, dining room and newly fitted kitchen and cloakroom. To the first floor there are three double bedrooms and modern bathroom. Outside the west facing gardens have been landscaped with a large variety of unusual plants and shrubs but essentially designed for low maintenance. Vehicular access to the rear of the cottage leads to a large parking area with single garage. The property occupies an elevated position backing onto open fields and enjoying uninterrupted countryside views.

## Amenities

Long Sutton is a popular South Somerset village, which lies approximately 3 miles South East of Langport and mostly consists of individual properties. Facilities include the village hall, church and the well patronised Long Sutton Golf Club (less than 1 mile distant). The Devonshire Arms is a popular pub/hotel and there are numerous walks to be had along the river and across the moors. The village provides a general store with Post Office and a much respected Primary School that has a Breakfast Club, plus an After School Club for pupils.

## Services

Mains water, electricity and drainage are all connected. Gas is available in the road. Council tax band C

## Entrance Hall

Front entrance door leads to the entrance hall with flagstone floor and coat hooks.

## Dining Room 12' 4" x 10' 5" (3.75m x 3.17m)

With window to the front and French doors to the rear garden. Fireplace housing cast iron wood burning stove, timber mantle. Electric heater.

## Sitting Room 13' 6" x 12' 2" (4.11m x 3.70m)

With stone mullion window to the front. Flagstone floor and fireplace housing cast iron wood burning stove and timber mantle. Shelves recesses to either side of the fireplace. Large storage cupboard with light and shelving.





### Inner Hall

With stairs to the first floor and flagstone floors.

### Cloakroom

Newly fitted cloakroom with low level WC and vanity wash hand basin.

### Kitchen 9' 10" x 8' 1" (3.00m x 2.47m)

With window to the rear and part glazed door to the rear garden. Newly fitted kitchen comprising base and wall mounted units with oak work surfaces. One and a half bowl ceramic sink unit with mixer tap. Built in AEG electric oven, four ring induction hob with stainless steel splashback and extractor hood over. Space for fridge, freezer and washing machine.

### Landing

With window to the rear. Built in airing cupboard housing hot water cylinder.

### Bedroom 1 12' 4" x 10' 6" (3.76m x 3.21m)

With window to the rear and two windows to the side. Programmable electric storage heater.

### Bedroom 2 11' 9" x 10' 8" (3.57m x 3.26m)

With window to the front feature fireplace and programmable electric storage heater.

### Bedroom 3 10' 7" x 8' 2" (3.22m x 2.50m)

With window to the rear and programmable electric storage heater.

### Bathroom 8' 8" x 7' 5" (2.64m x 2.25m)

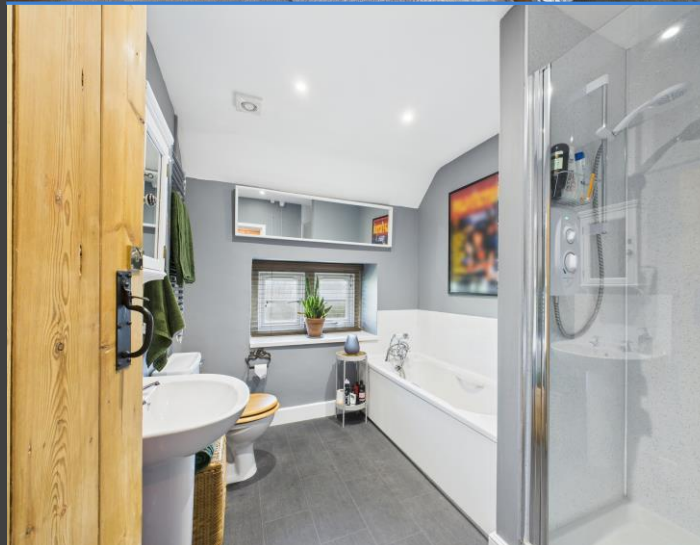
With window to the front. Recently updated bathroom suite comprising low level WC, pedestal wash hand basin and panelled bath with shower attachment. Separate shower cubicle with electric shower. Heated ladder towel rail.

### Outside

To the front of the cottage a pedestrian gate and path leads to the front door. The front garden is laid to lawn with flower and shrub beds, the lawned garden continues to the side where there is a wood/bin store. To the immediate rear of the house is a raised decked seating area with outside tap and power point. The rear garden has been carefully designed for ease of maintenance and landscaped with a large selection of mature trees and shrubs. Various walkways within the garden lead to different strategically placed seating areas. A rear gate gives access to a parking area suitable for several vehicles including space for a motorhome.

### Agents Note

The parking area is approached via a shared driveway, Northend Cottage owns the drive and three neighbours have right of way and equal responsibility for maintenance.





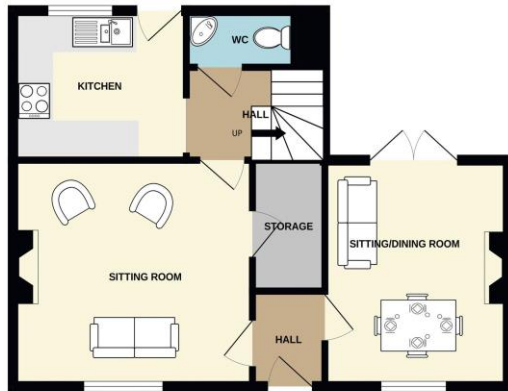




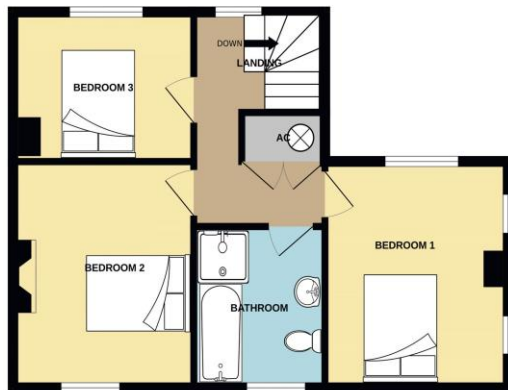




GROUND FLOOR  
44.4 sq.m. approx.

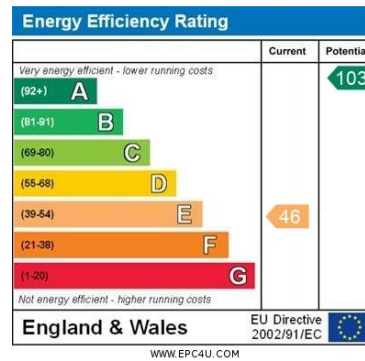


1ST FLOOR  
44.8 sq.m. approx.



TOTAL FLOOR AREA: 89.2 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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