



Upton Corner Cottage

Hermitage Road, Upton, TA10 9NL

GeorgeJames PROPERTIES

EST. 2014

Upton Corner Cottage

Hermitage Road, Upton, TA10 9NL

Guide Price - £475,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

Upton Corner Cottage is an extremely charming and deceptively spacious character cottage, situated in a raised position offering delightful views over Upton and the far reaching countryside from the upstairs bedrooms. Advantageously available with no onward chain complications, the property offers living room, dining room, kitchen, utility/storage space, cloakroom and beautiful conservatory downstairs, with three bedrooms and a modern wet room upstairs. The beautiful cottage gardens come with multiple seating areas, wood store and secure, gated parking for multiple vehicles. Next to the property is a large stone garage/workshop.

Services

Mains gas, electricity, water and drainage connected. Probate has been granted therefore a quick completion can be offered by our sellers.

Amenities

Upton is a small village situated within a mile of the sought-after village of Long Sutton. Long Sutton is a popular South Somerset village which offers local facilities which include the village hall, well-stocked village shop with post office, church, very popular Devonshire Arms pub/hotel, and the well-patronised Long Sutton Golf Club (less than 1 mile distance). There is also an active cricket club, children's playground and tennis courts. Within the village there is a farm shop with café and a cider farm with taproom, all within comfortable walking distance. The very well-respected Primary School has a Breakfast Club and an After School Club for pupils. More facilities are available either at Somerton (about 3 miles to the north) or Langport (3½ miles to the west). The county town of Taunton is approx. 16 miles away with its comprehensive shopping, scholastic and recreational facilities, and the towns of Yeovil, Bridgwater, Street and Glastonbury are all in easy reach. Bristol and Bath are within commuting distance for many. The M5 can be accessed at Junction 25 (Taunton) or Junction 24 (Bridgwater).



Entrance Porch 6' 2" x 5' 4" (1.87m x 1.62m)

With window to side. Door leads into living room.

Living Room 14' 11" x 13' 7" (4.54m x 4.13m)

With window to front, radiator, feature exposed stone wall, feature fireplace with wood burning stove. Opening leads to the dining room.

Dining Room 15' 0" x 9' 7" (4.57m x 2.92m)

With window to front, radiator, feature fireplace, stairs to first floor.

Kitchen 13' 11" x 8' 10" (4.25m x 2.68m)

With window to front, radiator, range of matching cream wall and base units, space for fridge, freezer, washing machine and dishwasher, gas hob with electric oven.

Conservatory 10' 8" x 9' 9" (3.24m x 2.98m)

With French doors to garden, cathedral style glass roof allowing light and space.

Utility Room 5' 11" x 4' 0" (1.80m x 1.22m)

Base units with storage cupboards, door leads to WC.

WC

With window to side, low level WC, corner sink.

First Floor Hallway

With window to rear, airing cupboard, access to attic.

Bedroom One 14' 10" x 11' 7" (4.51m x 3.52m)

With window to front offering stunning countryside views, radiator.

Bedroom Two 11' 3" x 8' 7" (3.42m x 2.62m)

With window to front offering stunning countryside views, radiator, built in wardrobe and cupboards.

Bedroom Three 9' 2" x 7' 5" (2.80m x 2.26m)

With window to front, radiator.

Wet Room

With frosted window to side, two heated ladder radiators, vanity sink, close coupled WC, modern electric shower with wet room flooring.

Outside

To the side of the property is a large stone garage/workshop with electricity connection and a water supply, ideal to store a car or gardening equipment. There is gated, gravel parking for several vehicles. The charming garden is mainly laid to lawn with areas of patio, mature borders with shrubs, trees and bushes, a wood store and outside tap.



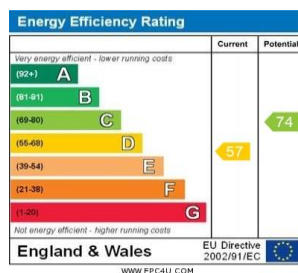
GROUND FLOOR



1ST FLOOR



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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