



1 Manor Farm Cottage

Littleton, TA11 6NP

George James PROPERTIES
EST. 2014

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Littleton, TA11 6NP

Guide Price - £950,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

1 Manor Farm Cottage is a beautiful family home, built approximately 10 years ago and completed to an exceptionally high standard. The house offers spacious accommodation totalling in excess of 2800sqft with well designed, comfortable living areas. The heart of the house is the magnificent open plan kitchen/breakfast room opening to a large reception area with bi-folding doors to the garden. There is also a sizable sitting room, study and conservatory. To the first floor there are five large double bedrooms and family bathroom, three of the bedrooms have en-suite facilities. Outside, the house occupies a plot approaching half an acre with landscaped terraces, lawned gardens and various good quality sheds/outbuildings. The detached double garage includes a well appointed workshop and studio room ideal for home working or potential conversion to annexe accommodation.

Amenities

Littleton is located approximately one mile north of Somerton with a good level of amenities including shops, bank, library, doctor and dentist surgeries, there are also several public houses, restaurants, churches and primary schools within the town. A more comprehensive range of amenities can be found in Street and Glastonbury with good schools including Millfield, Crispen and Strode College. The mainline railway stations are located in Castle Cary, Yeovil and Taunton. The property is also well served by the A303 linking both central London and the South West, the M5 can be joined at junction 23.

Services

Mains water and electricity are connected. Oil fired central heating to radiators. The property has its own modern private drainage system. Council tax band F.

Entrance Hall

Entrance hall with glazing to either side. Stairs lead to the first floor, cloaks cupboard and radiator.

WC

With low level WC, wash hand basin and radiator.

Study 13' 8" x 7' 9" (4.16m x 2.36m)

With window to the front and radiator.



Sitting Room 23' 1" x 13' 9" (7.04m x 4.18m)

With bi-folding doors to the rear, two radiators and Minster Stone fireplace suitable for wood burning stove.

Dining Room/Family Room 17' 7" x 13' 8" (5.36m x 4.16m)

With bi-folding doors to the rear garden. Two radiators and large opening to the kitchen/breakfast room.

Kitchen/Breakfast Room 31' 4" x 13' 7" (9.54m x 4.15m)

This spacious, bright living area has windows to the front and side. Attractive fully fitted, high quality kitchen comprising range of base and wall mounted units with granite work surfaces and double bowl ceramic sink. A large central island unit also serves as a breakfast bar with oak worktop along with further storage cupboards and vegetable baskets. Fitted appliances include a dishwasher and full height larder fridge and freezer. The kitchen also comes complete with a Rangemaster cooker set in a recess with splashback and extractor hood over.

Utility Room 13' 3" x 6' 8" (4.05m x 2.04m)

With window to the side and range of fitted units. Space for washing machine and tumble dryer. Single drainer one and a half bowl sink unit with mixer tap. Built in cupboard housing the oil fired boiler.

WC

With window to the front, radiator, low level WC and wash hand basin.

Conservatory 13' 8" x 9' 7" (4.17m x 2.93m)

French doors to the garden.

Landing

Two large double built in airing cupboards.

Bedroom 1 16' 6" x 15' 8" (5.04m x 4.77m)

With windows to the front and side. Radiators and recess for wardrobe.

En-Suite Shower Room

With low level WC, wash hand basin and 1400mm shower cubicle with mains shower. Heated ladder towel rail.

Bedroom 2 14' 0" x 13' 8" (4.27m x 4.16m)

With window to the front and radiator.

En-Suite Shower Room

This en-suite acts as a 'Jack and Jill' shower room to bedrooms two and three. With window to the side, low level WC and wash hand basin. 1400mm shower cubicle with mains shower. Heated ladder towel rail.

Bedroom 3 13' 8" x 12' 2" (4.17m x 3.72m)

With window to the rear, radiator and access to a dressing room/nursery with roof window to the rear.



Bedroom 4 12' 11" x 11' 9" (3.93m x 3.59m)

With window to the front and radiator. Built in storage cupboard.

Bedroom 5 13' 8" x 9' 9" (4.16m x 2.96m)

With window to the front and radiator.

Family Bathroom 13' 11" x 6' 7" (4.24m x 2.00m)

With window to the rear, bathroom suite comprising low level WC, wash hand basin and bidet. Large 2000mm shower cubicle with mains shower. Mobility assistance bath with shower attachment. Two heated ladder towel rails.

Outside

The property is approached via a vehicular drive leading to a large parking and turning area with access to the garage and pedestrian gate to the rear garden. To the rear of the house the gardens have been landscaped with various terraces and a choice of seating areas with well stocked, mature flower and shrub beds. The garden opens to a large lawned area with a southwest facing summerhouse, which features power and lighting along with a small kitchenette. There are a number of other timber sheds including a potting shed and large workshop/mower shed that can be reached via a wide gated access to the side of the house.

Double Garage 18' 8" x 17' 5" (5.70m x 5.30m)

With two electric roller doors and side pedestrian door.

Workroom/Studio

Adjoining the garage to the rear with side pedestrian access and double doors to the garden. There is a WC and steps leading to a further office area/studio. This well appointed split level space totals almost 500sqft and is ideal for home working/hobbies or gym. The garage and workroom area also offers potential to create a self contained annexe subject to the usual planning permissions.





GROUND FLOOR
140.6 sq.m. approx.



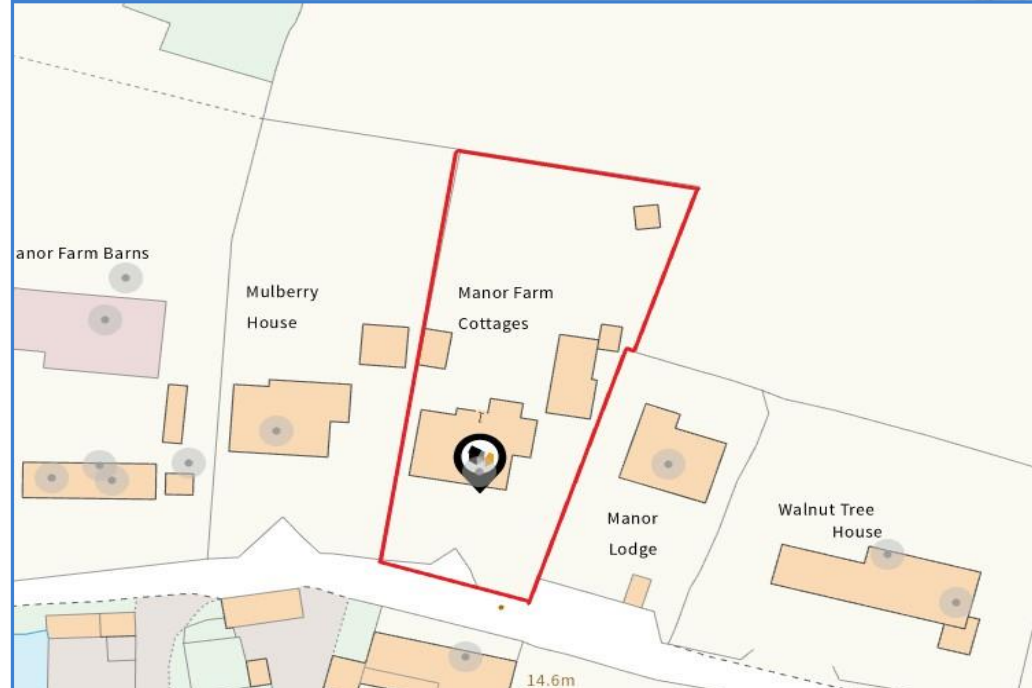
1ST FLOOR
122.2 sq.m. approx.



TOTAL FLOOR AREA: 262.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epcau.com		



1 Brandon House, West Street, Somerton, TA11 7PS

Tel: 01458 274153

email: somerton@georgejames.properties

www.georgejames.properties



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