



Hazelnut Cottage

Sutton Road, Somerton, TA11 6QL

GeorgeJames PROPERTIES
EST. 2014

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Guide Price - £345,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

Hazelnut Cottage is a substantial natural stone character cottage offering unexpectedly large family accommodation including reception hall/study, dining room, sitting room with attractive stone fireplace housing a wood burning stove, modern kitchen and cloakroom. To the first floor there are three double bedrooms and modern bathroom. The property offers a wealth of character features including flagstone floors, wood panelling and large exposed natural stone fireplace. There is gas fired central heating to radiators and newly fitted double glazing. Outside there are large gardens to the rear with rear vehicular access leading to ample parking, there is also a good size shed/ workshop.

Agents Note

The main image shown in the brochure is the rear of the property.

Amenities

Somerton was the ancient Capital of Wessex in the 8th century and a former market town. It then later became the County town of Somerset in the 13th/14th Century. There is 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 the County town of Taunton to the west or Yeovil to the south. 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, drainage, gas and electricity are all connected. Council tax band B.

Reception Hall/Study 13' 1" x 6' 4" (3.99m x 1.93m)

Entrance door leads to the reception hall with half wall panelling and radiator.



Dining Room 13' 0" x 11' 3" (3.96m x 3.43m)

With window to front and radiator. Victorian style cast iron open fire place with tiled inserts and timber surround and mantle. Storage cupboards and shelving to either side. Large opening to the sitting room.

Sitting Room 17' 2" x 12' 4" (5.23m x 3.76m)

With window to the rear and two radiators. Impressive stone fireplace housing cast iron wood burning stove. Internal window to the kitchen, flagstone floors and stairs to first floor, under stairs storage cupboard exposed timber wall panelling. Heavy timber latch door leads to the kitchen.

Kitchen/Breakfast Room 12' 6" max x 13' 9" max (3.80m max x 4.20m max)

With window to side and French doors to the rear garden with windows to either side with stone window sills. Half vaulted ceiling with oak beam and large roof window, flagstone floor. Modern newly fitted kitchen comprising of base and wall mounted units, granite work surfaces and breakfast bar. Belfast sink unit with drainer and wall mounted gas boiler providing hot water and central heating. Door to rear porch/utility area and WC.

Cloakroom

With window to the rear, radiator and low level WC.

Landing

With radiator and access hatch to loft space.

Bathroom

With roof window to the rear, modern bathroom suite comprising low level WC, pedestal wash hand basin and panelled bath and separate shower cubicle with mains shower. Ladder towel rail and built in airing cupboard.

Bedroom 1 13' 1" x 9' 2" (3.99m x 2.80m)

With window to the front and radiator.

Bedroom 2 13' 0" x 10' 0" (3.96m x 3.05m)

With window to the front and radiator.

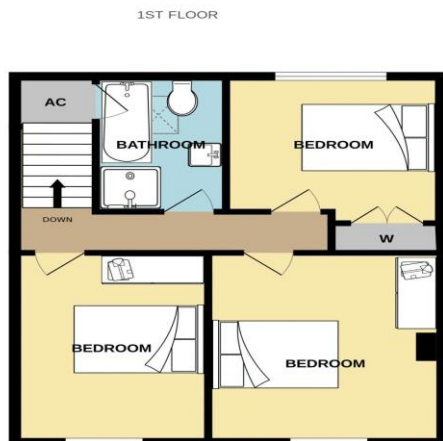
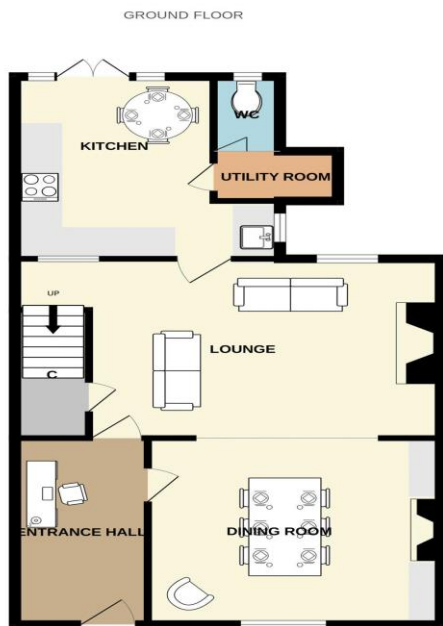
Bedroom 3 10' 8" x 9' 3" (3.24m x 2.82m)

With window to the rear and radiator. Built in wardrobe and desk.

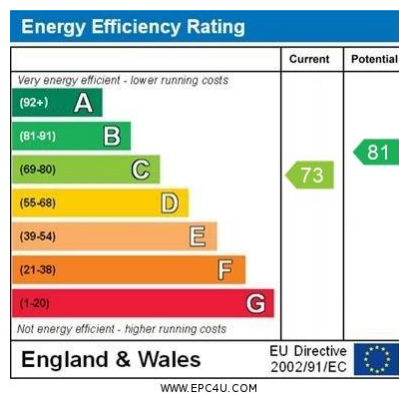
Outside

The property is approached from a shared driveway, a vehicular gate gives access to the rear of the property with a large gravelled parking and turning area. To the immediate rear of the house there is a patio area and large garden shed/store. There are attractive gardens with lawned area, well stocked flower beds, mature trees and shrubs.





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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