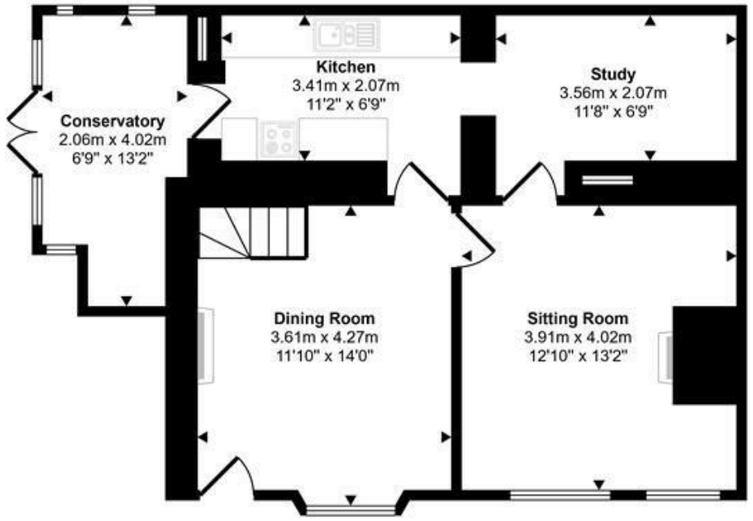
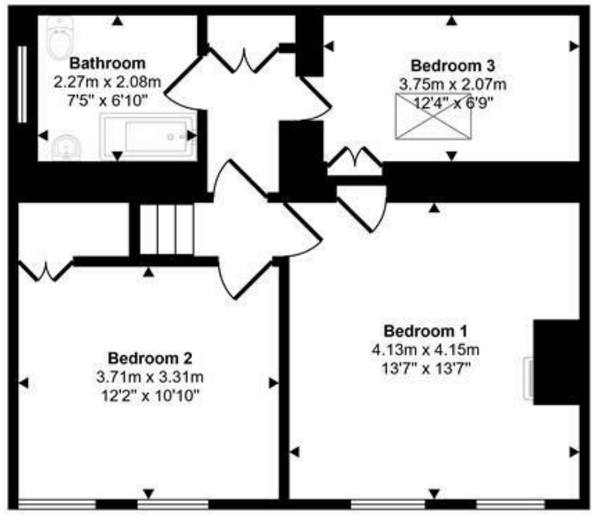
Approx Gross Internal Area
116 sq m / 1254 sq ft



Ground Floor
Approx 61 sq m / 661 sq ft

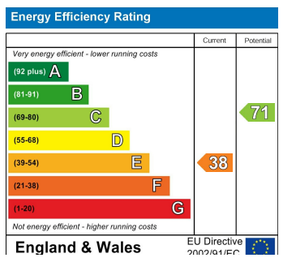


First Floor
Approx 55 sq m / 593 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Restways
High Street
Gillingham
Dorset
SP8 4AA

t. 01747 824 547
gillingham@mortonnew.co.uk
www.mortonnew.co.uk



Morton • New

selling and letting properties

Priory Cottage
North Cheriton

Guide Price
£400,000

Full of charm, character, and warmth, this delightful Victorian semi-detached cottage is nestled in the heart of a picturesque Somerset village, within a protected conservation area. Beautifully maintained and very much a loved home, it offers a perfect blend of historic charm and modern comfort, making it an idyllic countryside retreat or a wonderful main residence.

Step inside, and you'll instantly feel the care and attention that has gone into preserving its character. Exposed beams, deep window sills, and elegant leaded light inlay windows create a timeless atmosphere, while the two fireplaces with wood burners bring a cosy, welcoming feel. With three well-proportioned versatile reception rooms, there's space for relaxed family living, entertaining, or peaceful moments by the fire.

Upstairs, the vaulted ceilings with exposed rafters add to the cottage's charm, the three inviting bedrooms provide a sense of retreat and relaxation. Outside, the private, sun-drenched walled courtyard garden is the perfect space to unwind, entertain, or enjoy quiet moments surrounded by nature.

Lovingly cared for and filled with warmth, history, and personality, this exceptional home is set in an idyllic village location, offering a rare opportunity to own a truly special piece of Somerset's heritage.

The Property

Accommodation

Inside
Ground Floor
The cottage is approached from the lane to the front door with a tiled canopy above. The door opens into a versatile reception room - currently the music room - but would make a great dining room. A deep window sill and leaded light window overlooks the lane. There are exposed painted ceiling beams and the fireplace has a timber surround and a wood burner. For practical reasons, the floor is laid to tiles. Stairs rise to the first floor and latch doors open to the kitchen and to the sitting room. The sitting room has two leaded light windows, one with a seat beneath that look out over the lane. It too has exposed beams and a stone fireplace with a beam and wood burner. A latch door opens to a further reception room that is currently used as a dining room, however, it could be used as a study or work from home space - the cottage benefits from super fast broadband.

The long kitchen is fitted with a range of units consisting of floor cupboards, separate drawer unit and eye level cupboards with open ended display shelves. There is a good amount of work surfaces with a tiled splash back and a ceramic one and half bowl sink and drainer with a swan neck mixer tap. There is an electric cooker, under counter fridge and washing machine. A part glazed door opens to the conservatory, where the oil fired boiler is located. Double doors open to the courtyard.

First Floor
Stairs rise to the landing with access to the bedrooms, bathroom and the airing cupboard housing the hot water cylinder. The bathroom is fitted with a WC, pedestal wash hand basin and bath with an electric shower above. There are two double bedrooms, both with leaded light windows overlooking the lane, vaulted ceilings with exposed timbers and built in wardrobes. In addition, there is a generously sized single bedroom with built in storage cupboard.

Outside
Courtyard Garden
There is a walled courtyard garden, which boasts excellent privacy and a sunny aspect. There is also a useful timber garden shed. A gate leads out to the lane where there is on road parking

Useful Information

Energy Efficiency Rating F
Council Tax Band D
Wood Framed Windows to the front aspect (Conservation Area)
Oil Fired Central Heating
Mains Drainage
Freehold

Directions

From Wincanton
Leave Wincanton on the A357 heading towards Templecombe. After about two miles take a right turn (by the stone bus stop) into Hardings Lane (this is the second turning into Hardings Lane) and continue through the village. The cottage will be found on the right hand side - opposite the telephone box and pump.
Postcode BA8 0AE

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.