



Priory Cottage, North Cheriton

An attractive, double fronted three-bedroom period property, tucked away on an idyllic country lane. The property boasts character features throughout and views over the neighbouring countryside.

Guide Price
£425,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Priory Cottage, North Cheriton, BA8 0AE

- Double fronted three bedroom period property
 - Three spacious reception room
 - Set on a idyllic country lane
 - Character features throughout
- Views over neighbouring countryside
 - Walled patio garden

Viewing strictly by appointment
Symonds & Sampson
01935 814488





A double fronted charming three-bedroom period property set on an idyllic country lane in North Cheriton. The property offers character features throughout, with views over the neighbouring countryside.

Accommodation

Upon entering the property, you are greeted into the family room which is currently utilised as a music room. Its period charm beckons with exposed beams, front-facing Crittall windows adorned by a window seat, and a period style fireplace with a carved wooden mantle houses a villager wood burning stove within. This room also provides the stairs with an understairs cupboard.

The kitchen provides a range of units alongside a 1.5 sink, electric oven with hob and extractor fan. There is also space for a washing machine and fridge.

Beyond lies the garden room, which offers triple-aspect windows, a large Velux and French doors leading to the patio area. The oil-fired boiler is located within this room.

Retrace your steps back through the kitchen, the dining room offers a radiator and internal window.

The living room continues to captivate with its inherent charm and boasts dual front-facing Crittall windows with a window seat beneath, exposed beams and an attractive full height stone chimney breast with an inset wood burning stove sitting on a stone hearth with a wooden beam mantel over.

Ascending the stairway, the landing offers access to all the bedrooms and an airing cupboard.

Bedroom one boasts lofty ceilings adorned with open beams, and dual Crittall front-facing windows offering picturesque views of the neighbouring countryside. A fitted wardrobe provides ample storage space, while a connecting door leads to bedroom three, presenting a versatile opportunity for a walk-in wardrobe or ensuite conversion.

In bedroom two, the high ceilings and dual Crittall windows continue, providing serene view of the countryside. There is also built-in cupboard which offers shelving and plumbing.

Bedroom three offers a built in cupboard, exposed wall timbers and high ceilings adorned with a skylight.

The bathroom offers a WC, wash hand basin, a bath with over head shower and a heated towel rail. There is also an obscured side facing window.

Outside

The walled garden is predominantly paved with a flower bed containing mature shrubs and flowers. There is also an outdoor shed as well as a gate providing access to the front of the property. The oil tank is also located within the courtyard garden.

Situation

North Cheriton is conveniently positioned amidst attractive countryside between Wincanton and the Abbey town of Sherborne. Wincanton, Sherborne (8 miles) and the regional centre of Yeovil (13 miles) all lie within motoring distance; providing between them all an excellent variety of cultural, recreational and shopping facilities. Sporting, walking and riding all abound the area; with golf clubs at both Sherborne and Yeovil. The property is also within a short driving distance of The Newt, an award-winning boutique hotel with gardens and a restaurant. Due to the property's close proximity to the Georgian Estate, the vendor has advised us that you will receive a discount on passes to visit the gardens. The region is extremely well known for both its excellent private and state schooling - these include the Sherborne schools, Bruton, Millfield and Hazelgrove. Communication links are very good with main line stations at Templecombe (3 miles), Sherborne and Castle Cary (7 miles), linking directly with London Waterloo and Paddington respectively. Road links are also good, and this would be along the A303, joining at Wincanton, giving swift access to London and the Home Counties along the M3 and M25 routes.

Services

Mains electricity, water and drainage
 Oil central heating
 Somerset County Council - www.somerset.gov.uk
 Council Tax Band: C
 EPC: F

Broadband - Ultrafast broadband is available.

Mobile phone coverage - Network coverage is available outdoors but there is limited coverage indoors.

(Information from Ofcom <https://www.ofcom.org.uk>)

Agent Note

Flooding – the Government’s flood risk assessment at <https://check-long-term-flood-risk.service.gov.uk/risk#> gives the flood risk of an area, not a specific property. The owners report there have been no issues for this property with flooding during their ownership.

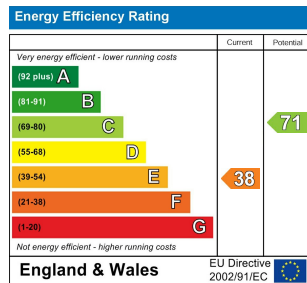
Directions

From Sherborne, head North-East on the B3145/Bristol Road to North Cheriton, carry on this road for approximately 7 miles. Upon entering North Cheriton take your first right hand turning, follow this lane approximately 0.4 miles, the property will be found on the left hand side and can be located by a Symonds and Sampson board. What3words - ///during.inspects.gaps

North Cheriton, Templecombe

Approximate Area = 1268 sq ft / 118 sq m

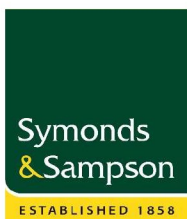
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Symonds & Sampson. REF: 1112170



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