



LAST LANTERN COTTAGE

Hewish, TA18 8QX

Price Guide £625,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Last Lantern Cottage is a particularly charming detached period house with self contained holiday cottage located in a no through road in a small village set amidst the beautiful South Somerset countryside. The cottage has many attractive features including rural views from most windows, fireplace with wood burner in the sitting room and a kitchen/garden room with Shaker style cupboards and drawers. The property is presented in immaculate decorative order and has delightful gardens which are bordered by a small stream. This superb cottage is ideal for the discerning buyer looking for an idyllic country home.

Situation

The village is within convenient access to Crewkerne which offers a good range of amenities including a Waitrose store, post office, library, banks, a day centre, leisure centre complete with pool and gym, doctors' surgery, small hospital, dentist's, a variety of schools and nurseries, other professional services and many social and sporting activities.

The local area

Crewkerne 1.7 miles, there is a mainline rail link to London (Waterloo), Taunton 20.9 miles. The Jurassic Coast 15.1 miles.

Local Authority

South Somerset Council Tax Band: E

Tenure: Freehold

EPC Rating: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Dining Room

A lovely bright room ideal for formal dining with radiator and 2 alcoves with shelving and cupboards.

Sitting Room

A delightful room with feature fireplace with wood burner and a great space to sit and enjoy a good book. There is a radiator, window seat and alcove with shelving and cupboard.

Kitchen

Good range of Shaker style cupboards and drawers, fitted oven, hob and extractor fan, sink unit with mixer tap, work surfaces, splashbacks and timber effect flooring. Together with the adjoining garden room this is an amazing space for the family to gather and enjoy cooking, eating and relaxing.

Garden Room

Radiator, French doors to garden, timber effect flooring and fine views over the gardens to the countryside beyond.

Utility Room

Range of cupboards, sink unit, stone flooring and oil fired boiler. Plumbing for washing machine.

Cloakroom

Suite comprising hand basin, low level w/c and radiator.

First Floor

Landing

Galleried with extending ladder access to the loft which has 2 attic rooms.

Bedroom One

Dressing area with wardrobes, superb rural views and radiator.

Bedroom Two

Wardrobe, radiator and fine rural views.

Bedroom Three

Wardrobe, radiator and great rural views.

Family Bathroom

Suite comprising panelled bath, low level w/c, hand basin and rural views.

Outside

Parking area for several cars.

Wisteria Cottage

A fully self contained holiday cottage with attractive accommodation comprising:

Sitting room with electric heater.

Bedroom with electric heater.

Kitchen with Shaker style cupboards and drawers, fitted oven, hob and extractor, sink unit and work surfaces.

Bathroom with panelled bath with shower attachment, low level w/c, hand basin and splashbacks.

Store

Garden area.

Current EPC rating 42 (E) with potential to be 86 (B).

Gardens

The gardens are a particular feature of this fine property and provide a peaceful and tranquil setting. There are terraces to enjoy the views which are ideal for alfresco dining during lazy summer days. Areas of lawn bordered by well stocked flower and shrub beds which are a riot of colours during the Spring and Summer. Trellis, variety of young and mature trees garden shed, oil tank and a small stream which meanders along the rear boundary.

Material Information

- Mains electric and water
- Water metered.
- Oil fired central heating to Last Lantern Cottage.
- Private drainage.
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location

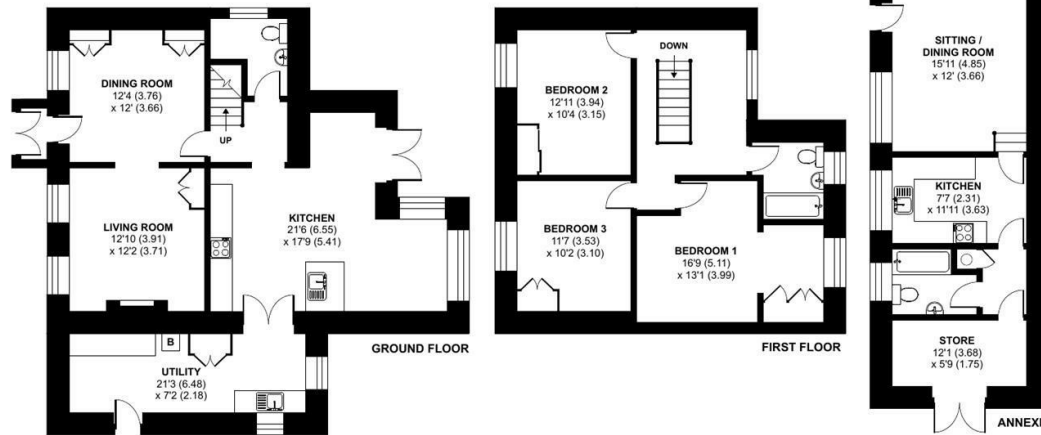
For planning applications, please contact Somerset Council.

<https://www.somerset.gov.uk/planning-buildings-and-land/view-and-comment-on-a-planning-application/>

Last Lantern Cottage, Hewish, Crewkerne, TA18

Approximate Area = 1563 sq ft / 145.2 sq m
Annexe = 610 sq ft / 56.7 sq m
Total = 2173 sq ft / 201.9 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). © richcom 2024. Produced for Mayfair Town & Country. REF: 1089374



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01308 862606

beaminst@mayfairproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

