



Third Corner, Crouds Lane,
Long Sutton, Somerset, TA10 9NR

Guide Price £325,000

3 bedrooms
Ref:EH001116



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Overview

- A semi-detached period cottage in a rural location.
- Country views over fields to the rear.
- Flagstone floor and inglenook fireplace.
- Scope for improvement.
- Sought after village.
- Largely double glazed.
- No onward chain.



A rare opportunity to purchase an attractive semi-detached period cottage located on the edge of a sought-after village in a rural setting. Accommodation comprises three bedrooms and bathroom to the first floor and a kitchen, utility, dining room, lounge, study and garden room to the ground floor. The cottage also benefits from a garage, off-street parking, garden, country views with huge scope to further improve and extend subject to the relevant permissions.



Accommodation

Stable door opens into:

Utility room: 9' 10" x 7' 6" (3m x 2.28m)

This room has a rolled edge work surface, an under counter fridge, space and plumbing for a washing machine, a pedestal wash basin, a roof light and a part glazed door which opens into:

Kitchen: 7' 10" x 7' 4" (2.39m x 2.24m)

There is one window to the front, a stainless steel sink unit with drainer to one side and storage cupboard under. A further range of wall hung, floor standing and drawer storage cupboards above and below a rolled edge work surface, and an under counter fridge is included in the sale. An opening leads to:

Dining Room: 11' 9" x 11' 2" (3.59m x 3.40m)

There is one window to the rear giving borrowed light from the garden room, a Rayburn which heats three radiators (one in the bathroom, the study and third bedroom, these are the north facing rooms), Indesit electric oven, a flag stone floor with lime mortar, a door leads to the garden room and:



Lounge: 13' 6" x 11' 3" (4.11m x 3.42m)

This room has an inglenook fireplace with a log burner set in an open fireplace on a stone hearth, a flagstone floor with lime mortar, one window to the rear with borrowed light from the garden room with country views.

Garden Room: 20' 5" x 5' 4" (6.22m x 1.62m)

Constructed of double glazed windows to the rear and side on a dwarf wall with a poly carbonate roof, a part glazed door to one side, a tiled floor, a cupboard housing electric meters and a stable door to the kitchen.

Study: 13' 11" x 7' 6" (4.23m x 2.28m)

There is one window to the front, one radiator, a flagstone floor and a door to the hall:

Hall: Stairs rise to the first floor landing with an under stairs cupboard, one window to the front and door to the dining room.

First Floor Landing

There is a loft entrance hatch and doors lead off to:

Bedroom 1: 13' 8" x 11' 6" (4.16m x 3.50m)

There is a loft entrance hatch and one window to the rear with views.

Bedroom 2: 12' 10" x 11' 7" (3.92m x 3.52m)

There is one window to the rear with country views, a built in cupboard with hanging space and hot water cylinder that provides domestic hot water and a smaller cupboard with shelving.



Bedroom 3 (L Shaped Room): 10' 10" x 7' 10" (3.31m x 2.38m) + 4' 7" x 3' 3" (1.40m x 0.99m)

This room has one window to the front and one radiator.

Bathroom: 7' 8" x 7' 6" (2.33m x 2.28m)

There is one window to the front, one radiator, a wall hung electric heater, a white suite which comprises a low level W.C, a pedestal wash basin, a paneled bath with shower to one end with a curtain and tiles to splash prone areas.

Outside

Side: Double gates open to provide vehicular access to the garage with off street parking in front. This area is largely laid to bark chippings with a variety of fruit trees which include a damson and a greengage tree. A path leads to the side entrance door and a path to the rear garden, stone walling and panel fencing comprise the boundaries. Rear: Largely laid to lawn with hedging to boundaries and a path to the back door and garage.



Garage: 20' 5" x 5' 4" (6.22m x 1.62m)

Barn doors to side give vehicular access, a pedestrian door to the rear opens to the garden, there is light and power connected and a sink with mains water.

Amenities:

Long Sutton is a popular South Somerset village, which lies approximately 3 miles south east of Langport and mostly consists of individual properties. Facilities include the village hall, church and the well patronised Long Sutton Golf Club (less than 1 mile distance). The Devonshire Arms is a popular pub/hotel and there are numerous walks to be had along the river and across the moors. There is a much respected Primary School and a village shop.

Directions:

On entering Long Sutton from the Langport direction along the A372, take the second right onto Shute Lane, then the first right onto Crouds Lane, the property will be found at the third corner indicated by an English Homes For Sale board.



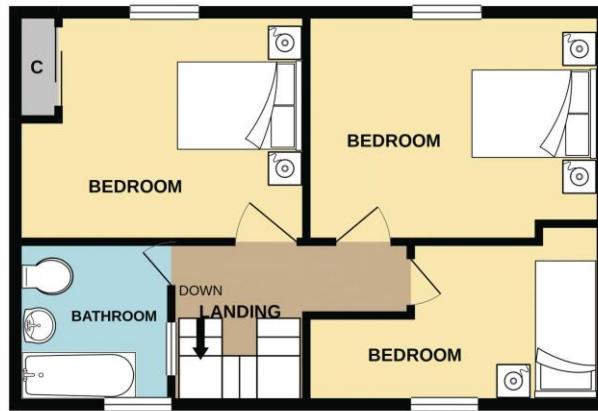
VIEWINGS BY APPOINTMENT

Langport Office 01458 252530

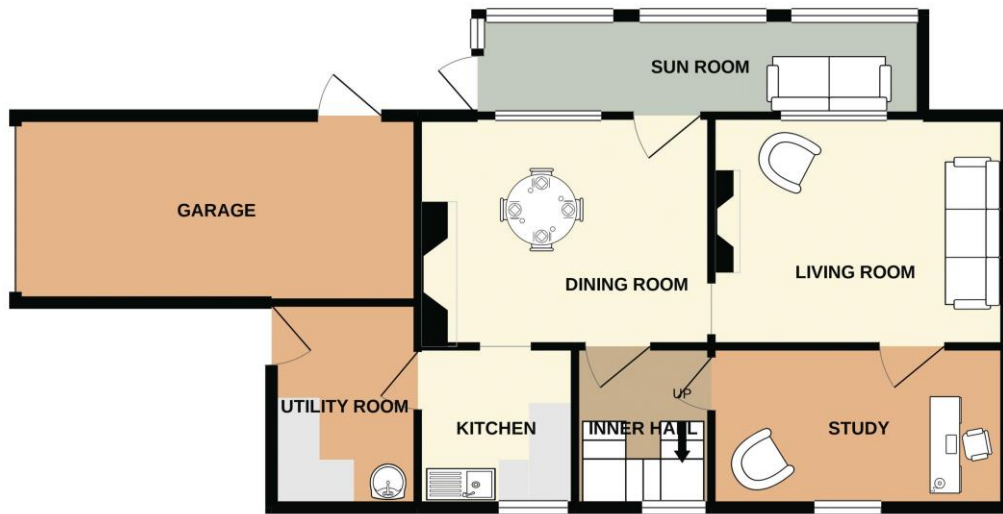
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1ST FLOOR
512 sq.ft. (47.6 sq.m.) approx.

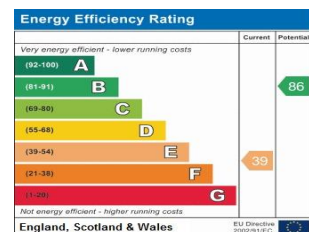


GROUND FLOOR
830 sq.ft. (77.1 sq.m.) approx.



TOTAL FLOOR AREA : 1342 sq.ft. (124.7 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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