



6 Underhill Cottages, Hambridge,
Langport, Somerset, TA10 0AL

Guide Price £400,000

4 bedrooms
Ref:EH001913



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Overview

- A 4 double bedroom cottage
- Wealth of character
- South facing garden backing onto open countryside
- Well proportioned rooms
- Garage & parking
- Well landscaped garden with patio & attractive pond, ideal to sit and have an afternoon drink
- Spacious kitchen/breakfast room, which opens to a snug, ideal for entertaining
- Abundance of wildlife



This is a gem of a property which has a wealth of character from exposed stone walls, flagstone flooring, beamed ceiling, Ball & claw bath, stripped wood flooring, wood burner and Rayburn. From entering the property via a stable door you enter into a cottage which has a sense of calm with well proportioned rooms which flows to provide a living room, dining room and a kitchen/breakfast room which opens to a snug, providing a great space for social living and entertaining. There are 4 double bedrooms, master with ensuite and family bathroom. Particular mention has to go to the garden, which are well maintained and designed to take in the views over the open countryside to the rear.



ACCOMMODATION:

Wooden doors provides access to:

Porch: Tiled flooring, stable door to:

Hallway: Beams to ceiling, radiator, tiled flooring, doors off to:

Living Room: 16' 1" x 14' 10" (4.90m x 4.52m)

Max measurements. 2 front aspect uPVC double glazed windows, radiator, wood burner with brick surround, flagstone floor, exposed stone wall, spot lights, door to storage area and door to under stairs storage cupboard.

Dining Room: 15' 9" x 12' 7" (4.79m x 3.83m)

Front aspect uPVC double glazed window, open fireplace with stone surround and hearth, beam to ceiling, wall mounted lights, part exposed stone wall.

Kitchen/Breakfast Room: 17' 0" x 11' 6" (5.17m x 3.51m)

Rear aspect double glazed window, Belfast sink, a range of low level and wall mounted kitchen units, wooden roll top work surfaces, coal fired Rayburn which services heating and hot water, tiled surround, tongue and groove wall, electric hob and oven, integrated fridge/freezer, pelmet lighting, exposed stone wall, inset spot lights, stairs rising to first floor landing, opening to:



Snug/Family Room: 15' 5" x 11' 2" (4.71m x 3.40m)

Rear aspect window, flagstone flooring, multi fuel stove with brick surround, glass panel door to utility, stable door to living room.

Utility Room: 15' 3" x 7' 1" (4.66m x 2.17m)

Rear aspect window, space and plumbing for washing machine, space for chest freezer, flagstone flooring, arch to:

Garden Room: 13' 3" x 7' 1" (4.04m x 2.17m)

Min measurements. Rear aspect windows, 2 glass panel doors to garden, door to:

Cloakroom: Low level toilet, wall mounted wash hand basin, wall mounted lights.

Landing: Wall mounted lights, door to a walk in wardrobe, doors off to:

Bedroom 1: 15' 5" x 11' 4" (4.71m x 3.46m)

2 rear aspect uPVC double glazed windows with views over the garden, cast iron fireplace and hearth, stripped wood flooring, electric night storage heater, loft hatch access, door to:

En-Suite: Rear aspect opaque uPVC double glazed window, shower cubicle with electric shower, pedestal wash hand basin, low level dual flush toilet, heated towel rail, tiled to full height, tiled flooring, inset spot lights, extractor fan, double doors to airing cupboard with hot water tank and slatted shelving, further storage cupboard.

Bedroom 2: 15' 5" x 13' 5" (4.69m x 4.08m)

Front aspect uPVC double glazed window with countryside views, radiator, stripped wood flooring.

Bedroom 3: 13' 10" x 9' 3" (4.21m x 2.82m)

Front aspect uPVC double glazed window with countryside views, radiator, loft hatch access.

Bedroom 4: 13' 6" x 7' 7" (4.12m x 2.31m)

Front aspect uPVC double glazed window with countryside views, radiator.

Bathroom: Rear aspect uPVC double glazed window with views over the garden and countryside beyond, ball and claw bath, mixer taps and shower attachment,



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pedestal wash hand basin, low level toilet, shower cubicle with Mira electric shower, tiled splash backs, radiator, stripped wood flooring, wall mounted lights.

Outside:

Garage & Parking: There is a garage with metal up and over door with courtesy door and rear aspect window. To the front is additional parking for 2 vehicles.

Front: The front is laid mainly to lawn with wildlife pond, hard standing ideal for pots and a courtesy light.

Rear: There is a delightful garden which is well maintained and designed, which backs onto open countryside. Steps lead from the property to an area with raised vegetable patches. A stepping stone and gravelled path leads to an elevated patio area ideal to catch the sun in this south facing garden, and to enjoy and listen to the attractive ponds with waterfalls. There is a further tucked away seating area ideal for a drink in the shade which is adorned by a well established wisteria. There is a further lawned area with a quince and twisted hazel tree. There are views from the rear garden to open farmland behind.

Agents Note: The next door neighbour has pedestrian and vehicle right of access over a driveway. There is also a right of way to the front which we are advised is rarely used.

Amenities: Hambridge is a popular and much sought after village, which lies about 4 miles south west of Langport and 6 miles north east of South Petherton. The village has a sought after Primary School, Public House, modern village hall and Church with a more comprehensive range of shopping facilities to be found at Langport, South Petherton and Ilminster. The A303 lies less than 5 miles which connects to the national motorway network and the village is well placed for the larger towns of Taunton with its main-line railway station (London/Paddington), Bridgwater and Yeovil with their main-line railway stations (Waterloo + Paddington) and Street. The Dorset coast is about 25 miles.

Directions:

What3words: ///costly.depended.bulges

Services:

The property is connected to mains electricity, water and drainage. The central heating is served by a solid fuel Rayburn.

VIEWINGS BY APPOINTMENT:

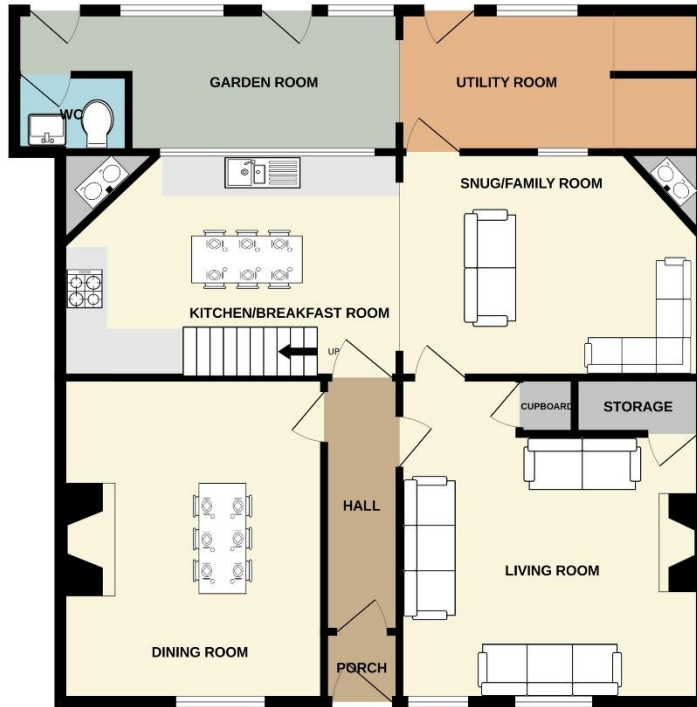
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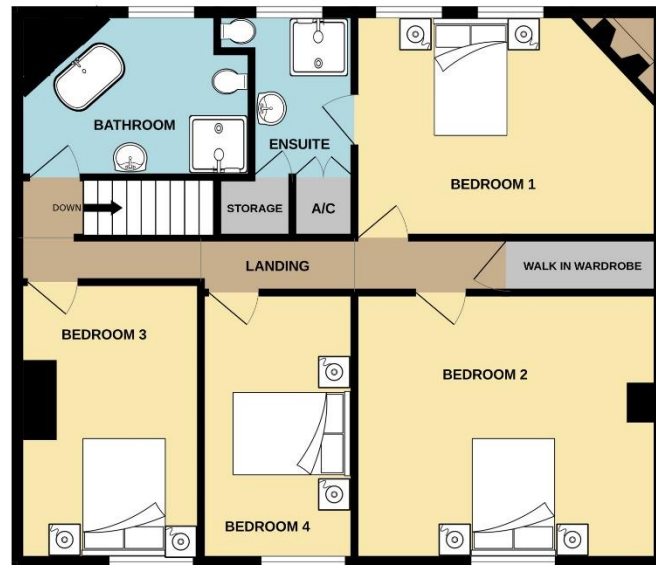
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GROUND FLOOR



1ST FLOOR



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