



Symonds
& Sampson

South Cottage

Wigborough, South Petherton, Somerset

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Wigborough
South Petherton
Somerset TA13 5LP

Nestled in a tranquil rural hamlet, and yet accessible to good road links this charming detached cottage offers well-proportioned and flexible accommodation, and comes with attractive grounds totalling 0.37 acres (0.15 hectares).



- Beautiful cottage in idyllic position
- Rural hamlet with good road links nearby
- Generous gardens with copse and additional small paddock
- Flexible and characterful accommodation including four double bedrooms
 - Option for ground floor living if required
- Stunning kitchen / dining / family space with vaulted ceiling
 - Double garage with useful studio / store space over

Guide Price £750,000

Freehold

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THE PROPERTY

This charming detached cottage offers a wealth of appeal. With generous grounds extending to 0.37 acres (0.15 hectares), the property features sun-drenched gardens that provide the perfect spot to enjoy the outdoors at any time of day, along with a small paddock opposite—ideal for those looking to grow their own produce or keep a few feathered friends.

Having undergone significant improvements in recent years, the home now offers excellent flexibility with beautiful attention to detail throughout including Jim Lawrence light fittings, flagstone floors and exposed beams. A ground-floor double bedroom and shower room create the option for single-level living or accommodating a dependent relative whilst the double garage has a very useful studio area above, ideal for hobbyists or simply extra storage. Combining the best of both worlds, this peaceful retreat enjoys a secluded setting while benefiting from convenient road links and easy access to picturesque market towns and villages just a short drive away.

ACCOMMODATION

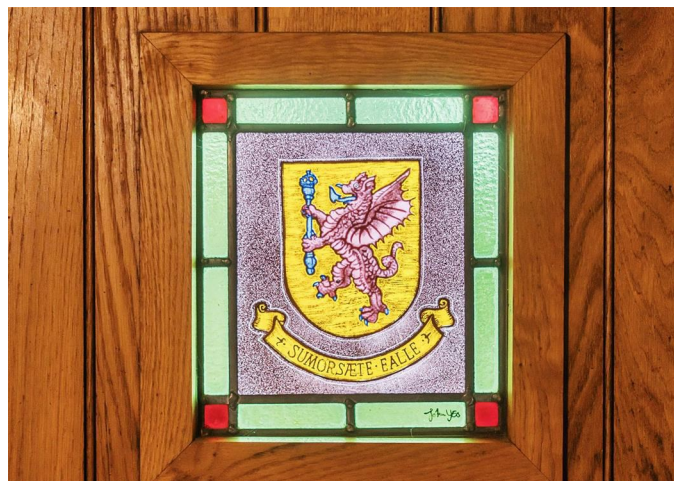
From the moment you step inside, this home exudes character. The entrance hall features a beamed ceiling and flagstone floors that seamlessly extend into the dining room and kitchen/breakfast area. A convenient nook provides space for coats and shoes, while classic wood panelling enhances the period charm.

The sitting room is a stunning dual-aspect space, with three south-facing windows and a door leading to the garden. A stone fireplace surrounds a functional open hearth, creating a cozy focal point, while built-in shelving offers the perfect place for books and decorative pieces.

Across the hall, the dining room is a charming space with a delightful window seat and a fireplace fitted with a wood-burning stove. A wide opening leads into the expansive kitchen/breakfast room, which stretches across the rear of the home. This impressive space boasts a striking vaulted ceiling, an abundance of natural light from windows and skylights, and a versatile layout ideal for modern family life or entertaining. The kitchen is fitted with Old Creamery units painted in Farrow & Ball's "French Grey," complemented by oak kickboards, solid wood countertops, and a butler-style ceramic sink. The electric range cooker is included in the sale, with an overhead extractor, along with a built-in larder cupboard with basket storage and room for a dishwasher. The generous layout easily accommodates a large fridge freezer, while the other end of the room offers ample space for dining and a cosy seating area.

To the east, a small conservatory overlooks a picturesque garden and provides access to a dedicated utility room, ideal for storage and housing a washing machine and tumble dryer. On the opposite side, a rear hallway leads to a ground-floor double bedroom—perfect for a dependent relative, with level access to a nearby shower room via the adjoining boot room. This bedroom also presents a great opportunity for those working from home (subject to necessary consents), as it has independent garden access and a nearby WC.

Upstairs, the landing includes a linen cupboard and leads to three additional double bedrooms and a beautifully designed bathroom featuring a heritage-style white suite with timeless white metro tiling. One of the larger double bedrooms boasts dual-aspect views, a charming cast iron feature fireplace, and fitted wardrobes, offering picturesque countryside views. Another double bedroom is positioned at the rear, while the en suite bedroom at the western end of the landing is ideal for guests, complete with a surprisingly spacious en suite shower room, featuring a period-style white suite and a generous walk-in shower enclosure.





OUTSIDE

The adjoining gardens wrap around the house with a private, sheltered and part-walled garden to the east of the cottage perfect for catching the morning sunshine and enjoying the views to the south over the countryside. There is a well-stocked raised bed and pathway running along the rear of the cottage to the larger garden on the south-western side. There's a handy outside WC for those who enjoy their gardening, and easy access to the side door to the boot room as well as access from the sitting room door on those sunny summer days. Planted with roses, mature apple tree and cherry it also provides access through timber gates behind the double garage, leading around to substantial private copse. The perfect spot for children or grandchildren to burn off their energy, it's planted with a range of mature trees including beech and fir. The double garage has a powered up and over door, and timber steps leading up to a useful storage area above currently used as a studio / music room but offering further potential for a variety of uses subject to the necessary consents. Directly opposite the cottage is a small paddock of 0.05 acres (0.02 hectares) perfect for use as an extension to the garden.



SITUATION

The small residential hamlet of Wigborough is set in attractive surrounding countryside and comprises a number of character houses and cottages and the historic Elizabethan Grade I listed Wigborough Manor with its well-known Polo Club and eventing. Whilst it enjoys a rural location away from busy traffic, it lies just a short drive from the Hayes End Roundabout on the A303 providing excellent road links, and the A356 to Crewkerne with a Waitrose Supermarket and main line station (Waterloo – Exeter).

The village of South Petherton with its range of local amenities including shops, post office, pub, restaurants, churches and schools are all situated one and a half miles away to the north. The pretty market town of Ilminster lies within 10 minutes' drive to the west, with an excellent range of local shops including a good size town centre Tesco store.

The beautiful Jurassic South Coast lies just twenty-one miles to the south (approximately 45 minutes' drive) and the South Somerset area is blessed with many hidden gems in terms of eateries, local farm shops and ways to while away your down time.

DIRECTIONS

What3words/////speaks.longingly.relatig

SERVICES

Mains electricity and water are connected. Oil fired central heating via boiler located in utility room. Private drainage via sewage treatment plant.

Ultrafast broadband is available in the area. Mobile signal indoors may be limited or unavailable and you may prefer to use Wifi calling, however mobile signal outdoors is likely from all four major networks. Information provided by Ofcom.org.uk.

MATERIAL INFORMATION

Somerset Council Tax Band F

The small paddock opposite belongs to this property and has a restrictive covenant preventing building on this land in order to protect the view across the countryside. Likewise the small copse has a small strip of land abutting the southern boundary which is not included in the title of this property. The office is happy to explain the



situation to any prospective buyers either prior to during a viewing. A restrictive covenant is also in place to protect the trees.

We understand that the woodburning stove in the dining room is in working condition but the chimney is not lined so it may not comply with the latest regulations. Buyers are welcome to make their own investigations if this is important to them.



Approximate Area = 1919 sq ft / 178.2 sq m
 Limited Use Area(s) = 273 sq ft / 25.3 sq m
 Garage = 518 sq ft / 48.1 sq m
 Outbuilding = 32 sq ft / 3 sq m
 Total = 2742 sq ft / 254.7 sq m

Denotes restricted head height



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