



Symonds
& Sampson

Orchard Cottage

Water Street, Lopen, South Petherton, Somerset

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Water Street
Lopen
South Petherton
Somerset TA13 5JP

Set in glorious gardens of over half an acre, this spacious four double bedroom home enjoys a southerly facing position on a quiet village lane.



- Spacious detached home set in just over half an acre
 - Stunning mature gardens
- Generous driveway and frontage, plus double garage
- Four double bedrooms, contemporary en suite shower room
 - Large landing / study area
 - Southerly facing at the rear

Guide Price **£600,000**

Freehold

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THE PROPERTY

After many years under the same ownership, this extended detached home now presents a wonderful opportunity for you to make it your own. The property offers bright, airy living spaces, with all principal rooms enjoying a southerly view across the stunning gardens. There is potential to extend further, convert the double garage, or simply add your own personal touches. Set back from a peaceful village lane, it's perfectly suited to become a long-term family home.

ACCOMMODATION

The property opens with a traditional hallway featuring a useful understairs cupboard and a cloakroom conveniently positioned to one side. To the rear, a bright double-aspect sitting room enjoys views of the garden and direct access via sliding patio doors, while an open fireplace in the corner provides a cosy focal point during the cooler months. The original kitchen and dining room have been thoughtfully combined to create a spacious, dual-aspect dining/family room. An adjoining L-shaped kitchen/breakfast room offers plenty of space for a comfortable chair and TV, effectively creating a "snug" area and making it ideal for families with young children or for those who enjoy the sociable feel of a large kitchen.

Upstairs, there are four well-proportioned double bedrooms, each with fitted storage. The family bathroom retains its classic white suite, while the principal bedroom benefits from a stunning modern shower room, complete with sage green cabinetry, a generous low-profile walk-in shower with glass screen, concealed-cistern WC, and an integrated sink with vanity storage.

Additional features include UPVC double-glazed windows and patio doors, along with oil-fired central heating, the boiler being located within the integral garage.





OUTSIDE

Set on a plot of over half an acre, the house is positioned well back from the village street, with a generous driveway accessed through a five-bar timber gate. The integral double garage is partially divided by an internal wall, with both sections featuring electric roller shutter doors. A convenient internal door leads directly into the snug behind the kitchen, and the current owners use the nearer garage as a utility area.

The rear gardens are truly delightful and will appeal to any keen gardener. Mature trees include apple, plum, and

ornamental cherry, while a productive vegetable garden at the far end offers the perfect space for homegrown produce. Sweeping lawns are complemented by gently curving borders, thoughtfully planted with a wide variety of perennials and shrubs to provide year-round colour and structure. Adjacent to the house, a paved patio enjoys the full benefit of the southerly aspect, with an additional side area offering access to the oil tank.

SITUATION

Lopen is a small village of just over 100 properties, located between the pretty market towns of South Petherton,

Crewkerne and Ilminster, all of which lie within a short drive. The village itself has a nice little community, with various events being held throughout the year. There is a pretty parish church and Sunday school room, whilst within walking distance of the village is the popular Trading Post farm shop and the adjoining somewhat iconic Pips Railway Carriage Cafe and Bakery. Lopenhead also has a popular Indian and Thai restaurant (Lopen Raj). Adjacent to Lopen, the picture-postcard village of Hinton St George has a wonderful pub with rooms "The Lord Poulett Arms" and post office / general store, whilst a great range of further facilities can be found in the surrounding market towns



including a Waitrose store that delivers locally and a mainline station in Crewkerne (London Waterloo – Exeter). Lopen is known to local historians for its proximity to the original Fosse Way Roman road that is now a quiet country lane running across the village. A roman mosaic and villa made national headlines in 2001 when it was discovered and a new mosaic in its honour is located in the parish church. The village is surrounded by typical rolling South Somerset countryside with plenty of good walks nearby. South Petherton with its A303 junction is just 1.8 miles away. It has a village atmosphere, being smaller than Ilminster and Crewkerne, and a good range of facilities

including small NHS hospital with adjoining Pharmacy, renowned restaurant HOLM, doctors and veterinary surgeries, tennis and bowling clubs.

DIRECTIONS

What3words/////mallets.sugars.woven

SERVICES

Mains electricity, water and drainage are connected. Oil fired central heating. Solar PV panels are owned by this property and were installed in 2013.

Ultrafast broadband is available. There is mobile coverage in the area, please refer to Ofcom's website for more details.

MATERIAL INFORMATION

Somerset Council Tax Band F

Due to the length of the current ownership the property is currently not yet registered at HM Land Registry.

The property is located in the village's designated conservation area.

Energy Efficiency Rating		Current	Target
For energy efficiency - lower ratings are better			
A	92-100		
B	81-91		
C	69-80	63	76
D	55-68		
E	39-54		
F	22-38		
G	1-21		
For carbon footprint - lower ratings are better			
A	1-10		
B	11-20		
C	21-30		
D	31-40		
E	41-50		
F	51-60		
G	61-70		
For energy efficiency - lower ratings are better			
A	92-100		
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C	69-80	63	76
D	55-68		
E	39-54		
F	22-38		
G	1-21		



Lopen, South Petherton

Approximate Area = 1784 sq ft / 162.3 sq m

Garage = 318 sq ft / 29.5 sq m

Outbuilding = 90 sq ft / 8.3 sq m

Total = 2156 sq ft / 200.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Symonds & Sampson. REF: 1349448



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