

Symonds
& Sampson

57 Summer Shard
South Petherton, Somerset

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South Petherton
Somerset TA13 5DP

A real "blank canvas" to make your own - there is SO much potential on offer at this spacious family size home just a short walk from the pretty village centre.



- Detached house offering great potential
- Lovely position, just a short walk from the pretty village centre
 - Mature gardens and two garages plus driveway
 - Pleasant outlook towards the church at the rear
- Four good size bedrooms, separate bathroom and WC



Guide Price £369,950

Freehold

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THE PROPERTY

If you're looking for your next family home and are ready and willing to make it your own, this property offers you lots of potential to remodel what's here or perhaps even extend. Offering great proportions typical of the era, it is offered for sale with no onward chain so is ready and waiting for a new owner to maximise what's on offer. The property has an unusually spacious layout offering scope for remodelling or creation of en suite facilities upstairs, as well as scope for a downstairs shower room if required.

ACCOMMODATION

The storm porch opens into a welcoming entrance hall, where a turning staircase is illuminated from the south, filling the hall with natural light. At the front, the cloakroom is unusually spacious and, together with the WC, provides excellent storage for coats or the potential to create a ground-floor shower room. The generous living room stretches across the front of the house, perfectly positioned to capture the afternoon and evening sun. To the rear, a well-proportioned kitchen/breakfast room features birch-effect units with an integrated dishwasher, electric hob, and oven, and is complemented by a separate utility room offering space for a washing machine and additional built-in storage. From here, a side door opens to a practical covered area, giving sheltered access to the garage and providing a convenient space for drying clothes in wet weather. Beyond the kitchen, a separate dining room with double doors leads out to the rear garden. Alternatively, this versatile space could serve as a family room or playroom if preferred.

Upstairs, the landing leads to four generously sized bedrooms. The largest, at the rear, enjoys lovely views over the garden and across the village to the picturesque parish church. With some thoughtful reconfiguration, there is scope to create an en suite. Completing the first floor is a spacious family bathroom, accompanied by a separate WC.

OUTSIDE

There's a driveway to the front providing parking and access to the attached single garage, with mature front garden including lawn, trees and shrubs. A side gate takes you through to the rear garden, with further lawns and borders, all enclosed by fencing and block walls, enjoying a good level of privacy. A side gate leads through to the shared vehicular access road at the side, where a further single garage is located in the closest block adjoining the garden.

SITUATION

South Petherton is a vibrant, active, and extremely pretty hamstone village with a thriving community and unusually extensive array of services. It has a great selection of independent shops including a butcher, a bakery, a fruit and veg shop, a newsagent, pharmacy, wine merchant, florist, and two cafes. It also offers a Co Op and a popular village pub. Perhaps the jewel in the crown is Holm, an award-winning restaurant that in 2024 won Trencherman's Best Restaurant across all of the UK. The David Hall is a cultural hub with a busy timetable of various events from music and film to sound baths and workshops. Each year the village hosts its famous folk festival bringing an international crowd. The village also offers a pre-school, infants' school and junior school along with a minor

injuries hospital. Yet within all of this, it retains the feel of a classic English country village with country walks literally moments away, on foot.

South Petherton is excellently placed for the A303, and is served by Crewkerne or Yeovil train stations – both within 20 minutes drive – or Taunton or Castle Cary a little further afield. The larger towns of Yeovil (10 miles) and Taunton (18 miles) are both easily accessible and the Jurassic coast is just 20 miles away.

DIRECTIONS

What3words:///somewhere.sitting.truck

SERVICES

Mains electricity, gas, water and drainage are connected. Gas boiler located in the garage.

Ultrafast broadband is available. There is mobile coverage at the property, please refer to Ofcom's website for further information.

MATERIAL INFORMATION

Somerset Council Band D



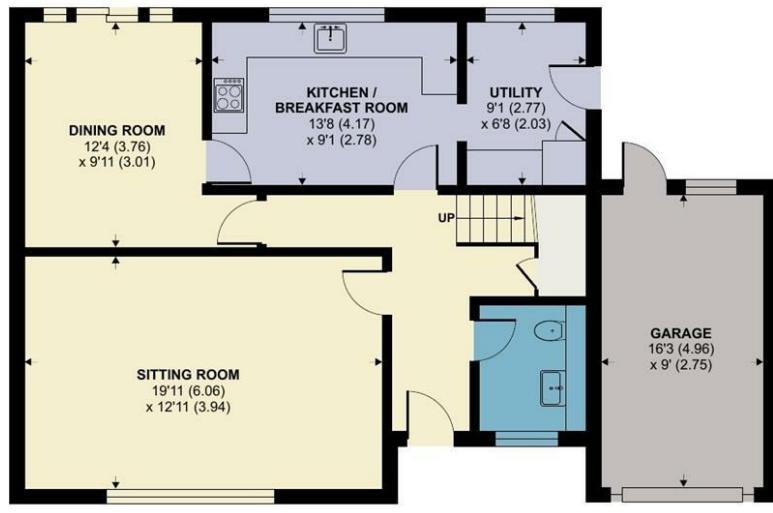
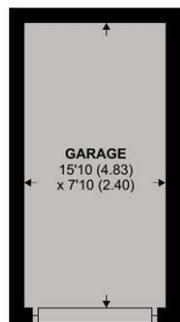
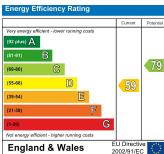
Summer Shard, South Petherton

Approximate Area = 1581 sq ft / 146.8 sq m

Garage = 272 sq ft / 25.3 sq m

Total = 1853 sq ft / 172.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Symonds & Sampson. REF: 1349418



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