

# Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



## POSTBOX COTTAGE

Willet, Lydeard St. Lawrence, Taunton, TA4 3QB

GUIDE PRICE £585,000





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A detached three bedroom cottage, situated in a rural location with well presented and upgraded accommodation.

The property comprises a detached cottage situated in the small and idyllic rural hamlet of Willett, Lydeard St Lawrence. The property has been lovingly and carefully upgraded by the current occupiers, with a new roof being installed, a new Bathroom and Kitchen, replacement of the majority of the windows with hardwood double glazed units and a new heating system. The property offers a chance for a new owner to be living in a peaceful location, yet within easy driving distance of the nearby villages of Stogumber and Williton and the county town of Taunton which is around 20 minutes away.



# ACCOMMODATION



**T**he accommodation in brief comprises;  
Door into large **Entrance Porch** - with space and plumbing for a washing machine, space and plumbing for a dishwasher, fitted storage cupboards over, part glazed door into **Kitchen/Dining Room** - with a double aspect, range of fitted coloured cupboards and drawers under a quartz worktop with inset ceramic sink and double drainer, fitted electric AGA (for cooking only) with tiled splashback and reclaimed oak beam over, recessed pantry cupboard, oak ceiling beams, ample room for a large dining table, stairs leading to Bedroom 2, door leading to **Entrance**

**Hall** - with a lovely period front door, door into **Downstairs WC** - low level WC, pedestal washbasin. **Sitting Room** - with double aspect, ceiling beams, large inglenook fireplace with two bread ovens, inset multifuel burner with brick and stone surrounds and a large oak beam over, under stairs storage cupboard with stairs leading to the rear landing; door into **Bedroom 3** - aspect to the side, door into **Bedroom 1** - double aspect, range of fitted wardrobes and drawers, hatch to roof space. Door into internal hallway/**Study area** - with aspect to front, hatch to roof space, original wide floorboards, door into **Family**





**Bathroom** - wooden flooring, electric underfloor heating four-piece white suite comprising panelled bath, corner shower cubicle with thermostatic mixer shower over, low level WC, pedestal wash basin, heated towel rail. Door into **Bedroom 2** - with an aspect to the front, eaves storage cupboard, airing cupboard housing large water cylinder with immersion switch, staircase leading to the Kitchen.





# OUTSIDE

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The property is approached over a gravelled driveway, with off road parking for a number of vehicles with further parking available in the open front barn which with work could be used for further enclosed storage. Adjacent to the barn is a workshop which incorporates further space and plumbing for a washing machine and a number of white goods, stainless steel sink inset into a workbench, and a floor standing Grant oil fired boiler. The remainder of the plot enjoys a really good degree of privacy, and is naturally divided into two parts with one section having a large vegetable plot with a number of small stone buildings which offer a garden store, wood store, open fronted store, and outside working WC. To the side and front of the property the remainder is laid to lawn and enclosed by stone walls and established hedging.

# ACCOMMODATION

Entrance Porch  
Kitchen/Dining Room  
Entrance Hall  
Downstairs WC  
Sitting Room  
Stairs to first floor  
Bedroom 1  
Bedroom 2  
Bedroom 3  
Inner Hall/Study  
Family Bathroom  
Gardens

## GENERAL REMARKS AND STIPULATIONS

Council Tax Band: F

Tenure: Freehold

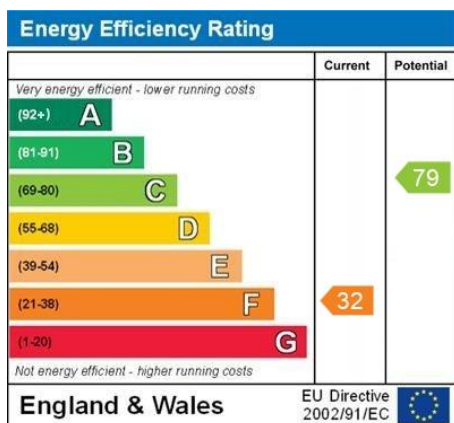
Utilities: Mains water, electricity, private drainage.

Parking: There is plenty of off road parking at this property.

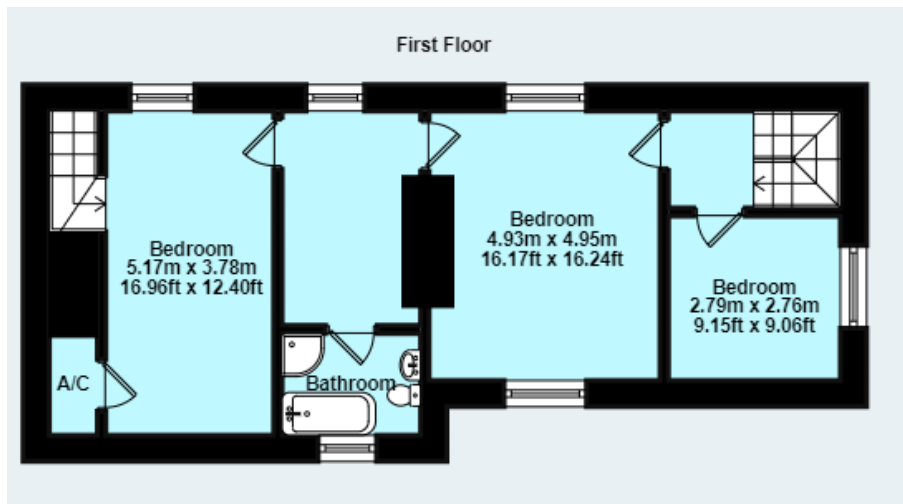
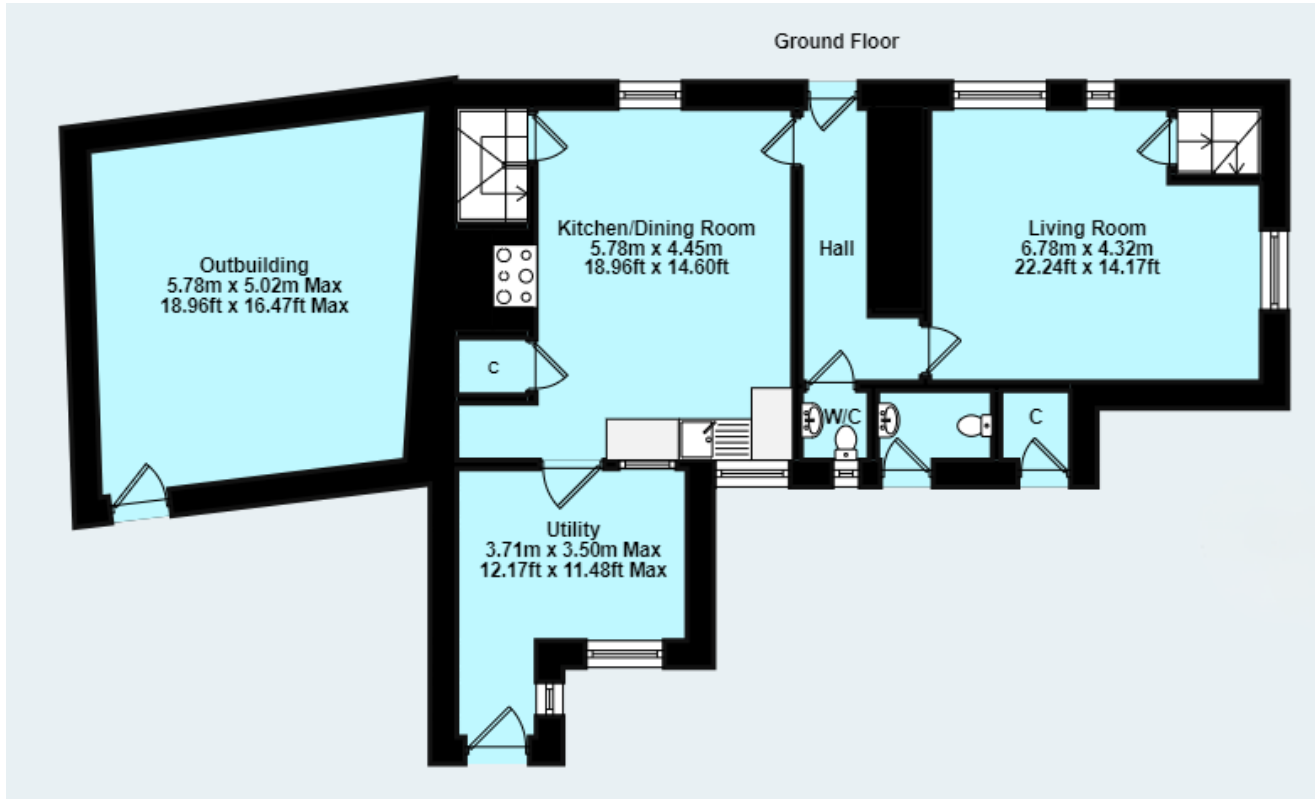
Broadband: For an indication of specific speeds and supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Mobile: For an indication of supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

Flood Risk: For information relating to flood risk in the area, we would advise interested buyers to use the below government checker: [flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)



# FLOORPLAN







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