





Guide Price £425,000

To View:

Holland & Odam
3, Farm Road, Street, Somerset
BA16 0BJ
01458 841411
street@hollandandodam.co.uk



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Energy Rating F

Council Tax Band C



Services

Mains electricity, water and drainage.

Local Authority

South Somerset District Council
01935 462462
www.southsomerset.gov.uk

Tenure

Freehold

Directions

From Street take the A39 through Walton and upon reaching Ashcott (Pipers Inn) turn left onto the A361 Taunton Road passing through the village of Greinton. Continue for a further 4 miles into Othery. On entering Othery, take the first left turning signposted to Aller/Langport. Enter the village and turn right at The Old Pound Inn into Church Path, after approximately 300 metres the property will be found on the left hand side.

Description

The Cottage is an attractively presented traditional cottage situated near the heart of the Somerset Village of Aller, a much loved family home for past 33 years.

Accessed from either the side or rear elevations via gates accessed from Church Path. From the side elevation a generous sized entrance hall has plenty of space for coats and boots, continue through to a spacious sitting room with exposed stone walling and ceiling beams, at one end is an attractive stone built fireplace with wood burning stove. A staircase rises to the first floor and a door and opening leads into the kitchen and conservatory. The spacious conservatory is a fantastic addition to the cottage, taking in a fabulous view over the garden. The kitchen comprises a range of base and wall units with work surface over, a Belfast sink, space for a freestanding cooker and washing machine. A back door provides entry into the rear garden, doors lead off to a bathroom with full suite including an airing cupboard and dining room. The dining room has lovely exposed floor boards and French doors opening onto a terrace which provides another fabulous outlook over the garden. Continue through to the ground floor bedroom suite complete with ensuite shower room. Finally, on the first floor you will find two well proportioned double bedrooms.

Location

Aller has a Village Hall and traditional pub the Old Pound Inn. located two miles to the west of the country town of Langport. Langport provides a range of day to day shopping, a Tesco store and a secondary school at Huish Episcopi which is rated one of the top 10 secondary schools in Somerset. The surrounding countryside is scenic and includes part of the charming Somerset levels. Aller is conveniently placed for surrounding centres and these include Somerton (5miles), Street (Millfield School) 11 miles, Wells (Wells Cathedral School) 19 miles, Bridgwater 11 miles, Taunton 15 miles, Yeovil 15 miles, Bristol 43 miles and Exeter 47 miles. London main line station at Taunton and Castle Cary (21 miles).



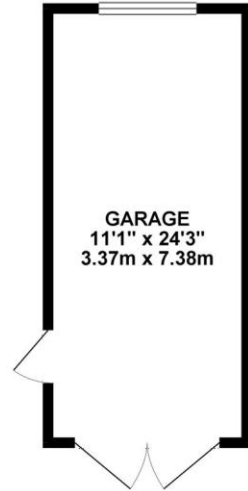


At the front of the property is a gravel drive and garage bordered by a natural stone wall and five bar gate, there is ample parking and the large detached garage is entered through timber doors. Inside there is window, pedestrian door to side, power and light. Two gates either side of the cottage lead to the entrance doors and garden. The garden compliments the cottage beautifully, advantageously set within a third of an acre facing due south, beautifully manicured and tended. Having an expanse of lawn with a terrace extending from the rear elevation. Borders are well stocked with established shrubs and flowering plants. At the end of the garden there is a vegetable plot and barn with potential to convert into a studio, home office or workshop. A wonderful garden all year around, although particularly delightful from Spring through to the autumn. There is a right of way across the neighbouring lane for maintenance.

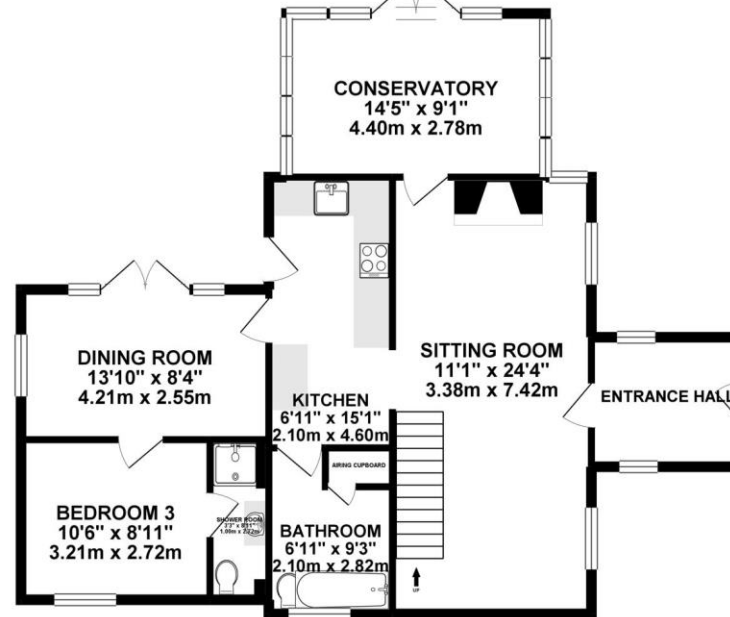
- Traditional cottage close to the heart of this Somerset Village
- Within walking distance of the village pub
- Three double bedrooms and two bathrooms
- Large sitting room and dining room
- Fabulous conservatory overlooking the garden
- A third of an acre of delightful south facing gardens
- Open fronted barn with potential to convert into a home office or artist studio
- Ample parking and large detached garage



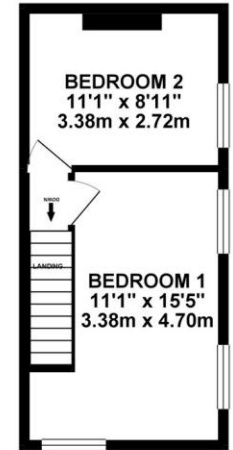
OUTSIDE 657.17 sq. ft.
(61.05 sq. m.)



GROUND FLOOR 869.73 sq. ft.
(80.80 sq. m.)



1ST FLOOR 269.95 sq. ft.
(25.08 sq. m.)



TOTAL FLOOR AREA : 1796.85 sq. ft. (166.93 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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