



Eaves

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Scrumpy Cottage

Dowlish Wake, Ilminster, Somerset, TA19 0NZ

GUIDE PRICE: £375,000

A charming cottage, in the beautiful village of Dowlish Wake, in the heart of cider country. The cottage has been used as a successful holiday let for the past 12 years but the owners now want a quiet life so it is time to pass on. Tucked away down a quiet lane and backing onto open countryside, it has the most fabulous walks in all directions.

TENURE — FREEHOLD



Overview

A charming cottage in the beautiful and unspoilt village of Dowlish Wake. The cottage offers a sitting room, dining room, kitchen, boot room/utility, 2 double bedrooms, 2 bathrooms, a good-sized courtyard garden and parking for 2 cars just around the corner.



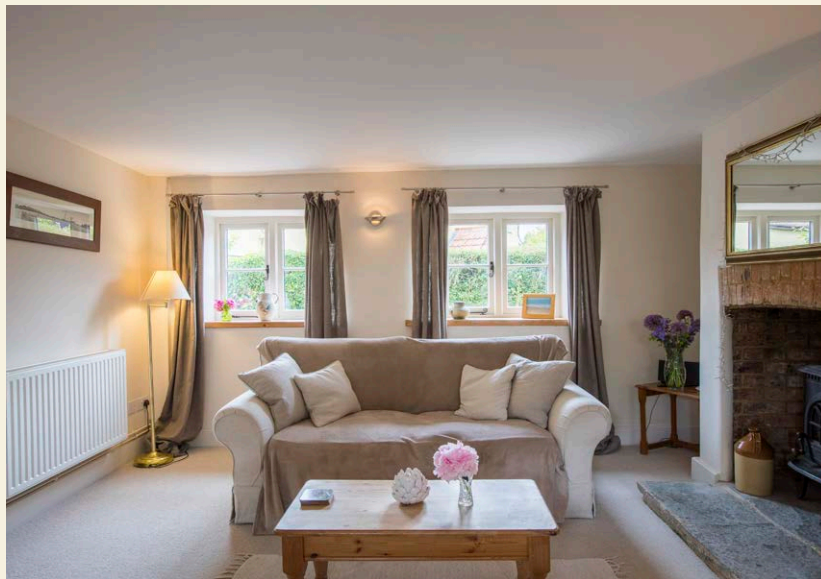
Key Features

- A CHARMING NATURAL STONE COTTAGE
- PRETTY VILLAGE WITH PUB, CIDER FARM, FARM SHOP AND CAFÉ
- SITTING ROOM
- DINING ROOM
- KITCHEN
- BOOT ROOM/UTILITY
- 2 DOUBLE BEDROOMS
- 2 BATHROOMS
- GARDEN
- PARKING

Immediate Area

The picturesque village of Dowlish Wake is surrounded by open countryside and stunning walks in all directions. The village itself has a traditional village pub, a famous cider farm with a café and farm shop, a church and playing fields.

Dowlish Wake lies just 1.5 miles south-east of the market town of Ilminster. Ilminster offers a good range of independent shops, cafes, pubs, a Tesco supermarket, theatre, arts centre and much more. The larger towns of Taunton (15 miles) and Yeovil (15 miles) are within easy reach and there is a mainline train service to London Waterloo from Crewkerne (7 miles). You can also be on the World Heritage Jurassic Coast in about 35 minutes (16 miles).



The Cottage

Dating back to around 1840 the cottage is built from the local Moolham stone under a Welsh slate roof. It is full of character and has been a lovely base for guests to come and explore this beautiful part of South Somerset and all it has to offer.

EPC — D



Interior

Walking through the front door brings you into the dining room. Immediately you can see the character of the cottage with Blue Lias flagstones under foot, a pretty pine window seat, a red brick fireplace and a useful built in cupboard. There are two doors in the dining room that take you forward into the kitchen and to the left into the sitting room.

The sitting room is a good size with two windows to the front one to the rear and double doors to the garden letting in plenty of natural light. A red brick fireplace with flagstone hearth has a great woodburning stove for the winter months. In the corner is the staircase up to the first floor.

The cottage kitchen is well thought out and makes use of the space. The off white cabinets are built in with wooden worktops, an integral electric oven and induction hob, a large Belfast sink in front of the window to the rear, an integral dishwasher and space for a fridge.

Through the kitchen you come to a really useful boot room/utility. With rear access from the front, this would be great for muddy dogs after a long walk! There is plumbing for a washing machine and space for a tumble dryer. Stable doors take you out to the rear garden.





Going up the stairs the landing is light and airy with a Heritage Velux window above. Here you have two good-sized double bedrooms and unusually two bathrooms. One of the bathrooms has a shower and the other has a bath with another shower over. Both make the most of the open countryside views to the rear.

The décor of the cottage is neutral throughout which compliments the natural materials and character but also means you can move straight in without having to think about decorating.



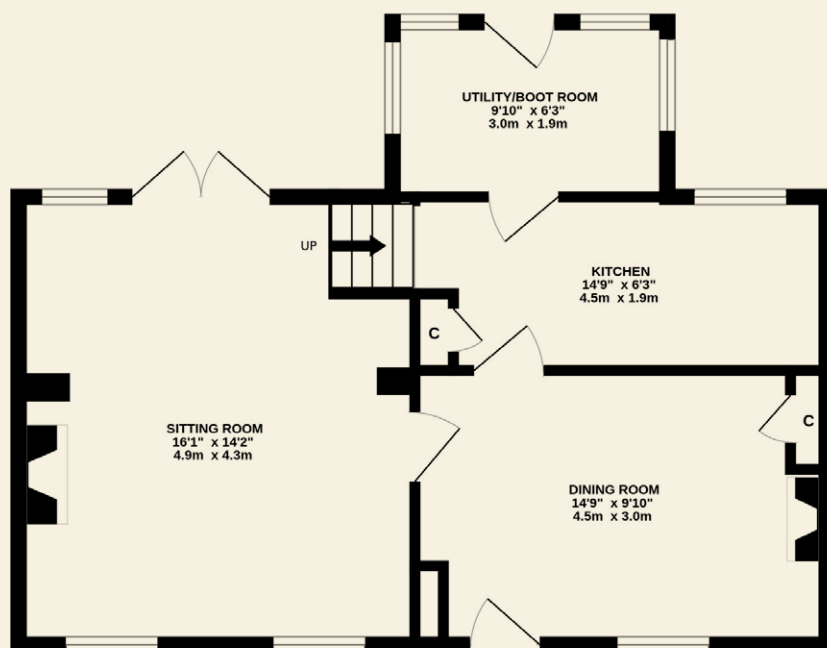
Outside

To the side of the cottage is a pathway giving access to the rear garden. The garden is low maintenance and paved with plenty of space for dining outside and entertaining. It is also a blank canvas for someone to get creative. To one side is the old privy with a working loo that could also be a useful storage space.



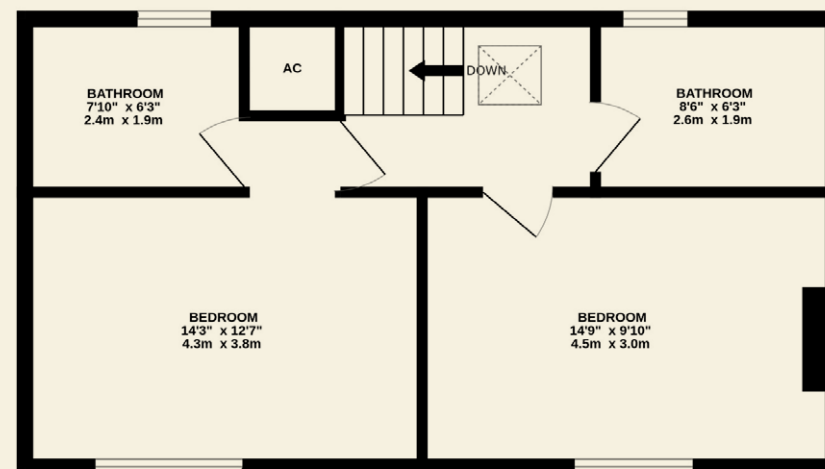
GROUND FLOOR

516 SQ. FT. / 47.9 SQ.M. APPROX



1ST FLOOR

462 SQ. FT. / 43 SQ.M. APPROX



Floorplans



Directions

Head East out of Ilminster along Townsend in the direction of Dowlish Wake. At the top of the hill take the right turn and then immediate left. Continue down into the village. Go past Perry's Cider Farm and when the road splits take the left fork. Continue past the pub and shortly after, the lane to the house is on the right before the bend. The house can be found on the left hand side down this lane.

WHAT 3 WORDS ///DEEDS.NESTING.STRADDLED

Services

Mains gas central heating, electricity, water and drainage are connected to the house.

Local Authority

Somerset Council - The cottage has been used as a holiday let and therefore subject to business rates rather than council tax up to this point. This would revert back to council tax if not run as a business.

Eaves Notes

The owners will be including parking space for 2 cars around the corner from the house. Please contact us for more details on this.

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BY APPOINTMENT

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