



Stembridge, Martock, TA12

**Offers in the Region of:
£365,000**

Sunshine Cottage, Stembridge, Martock, TA12

We are delighted to bring to market this charming detached three bedroom cottage situated within the residential hamlet of Stembridge.

With a wealth of character features including exposed beams, stone and brick work and bespoke carved wood breakfast bar. Sunshine Cottage offers kitchen/breakfast room with oil fired Rayburn, dining room, sitting room with full height brick-built fireplace and inset wood burning stove, and three bedrooms and family bathroom to the first floor. Outside there is an enclosed garden with both lawn and seating area and ample off-road parking for numerous vehicles.

The hamlet of Stembridge is set in surrounding countryside and offers a primary school and public house, the neighbouring village of Kingsbury Episcopi provides additional amenities including community shop and café, village hall, recreation ground, historic church, and public house.

Accommodation:

UPVC double glazed door leading to:

Kitchen/Breakfast Room 15' x 10'2" With exposed beams and stonework, carved wood breakfast bar, with a range of base and wall mounted units with worktop over. Freestanding electric oven with extractor over, twin deep 'Belfast' style sinks with mixer tap, full height red brick-built fireplace with inset oil-fired Rayburn providing both central heating and cooking facilities, plumbing for dishwasher and washing machine, dual aspect windows to front and back.

Dining Room 9'11" x 11'6" with exposed stonework and display niche, built in storage cupboard, staircase rising to the first floor with cupboard under, dual aspect room with window to rear and opening to garden room 6'9" x 4'11" windows surround to view of garden.

Sitting Room 17'3" x 11'6" full height red brick-built fireplace with flagstone hearth and inset wood burning stove (note at high temperatures this will also provide some hot water to the property), triple aspect windows.

Stairs rise to landing with exposed brick work.

Bedroom One 17'3" x 12' (max) with exposed brick work, built in wardrobe, access to loft space, dual aspect windows.

Bedroom Two 9'8" x 7'5" with exposed brick work, loft hatch and window overlooking garden.

Bedroom Three 8'7" x 8'5" with airing cupboard housing hot water tank and immersion, additional built in storage cupboard and shelving, loft hatch window overlooking garden.

Family bathroom with panelled bath, walk in shower with glass door, low level WC, pedestal wash hand basin, heated towel rail and obscure window to side garden.

Outside to the side of the property is a raised lawn area, timber-built summerhouse, oil tank. Paved and gravel seating areas, two timber storage sheds, low level metal gate and path leads to spacious gravel parking area for multiple vehicles.

1ST FLOOR
43.9 sq.m. (473 sq.ft.) approx.



GROUND FLOOR
45.8 sq.m. (493 sq.ft.) approx.



TOTAL FLOOR AREA : 89.7 sq.m. (966 sq.ft.) 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(21-38)	F	26	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.