



Connells

Pumpkin Cottage Cabbage Lane
Horsington Templecombe

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for sale offers in excess of
£750,000



Property Description

Connells are pleased to offer to the market this charming stone built cottage situated a short distance from the village of Horsington. Set within stunning countryside this four double bedroom home with character cottage features also includes a two bedroom annexe to the side of the property with it's own entrance and private garden with countryside views. Call the branch today to arrange a viewing.

Boot Room

12' 1" x 6' 3" (3.68m x 1.91m)
UPVC doors to the front and rear.

Cloakroom

WC, wash hand basin with vanity unit and an under stairs cupboard.

Study

11' 7" x 9' 10" (3.53m x 3.00m)
Double glazed window to the front, stairs to the first floor, telephone point and a multi fuel burner.

Sitting Room

25' 6" x 14' 5" max (7.77m x 4.39m max)
Door to the dining room, electric fireplace, television aerial socket and two night storage heaters.

Dining Room

16' 10" max x 11' 9" (5.13m max x 3.58m)
Double glazed bifold doors on to the garden, double glazed window to the rear and a night storage heater.

Kitchen

16' 4" x 13' 2" (4.98m x 4.01m)
A stunning country kitchen with double glazed windows to the front and rear, stable door, fitted kitchen with wall and base units, oil fired Rayburn, electric oven, two dressers which are staying with the property, space for an under counter fridge/freezer, ceramic sink and drainer, plumbing for a dishwasher and tiled flooring.

Utility Room

10' 5" x 6' 8" (3.17m x 2.03m)
Double glazed windows to the side and rear, plumbing for a washing machine, space for a tumble dryer, work surfaces, sink and drainer and tiled flooring.

Landing

Access to the loft, radiator and a cupboard.

Bedroom One

16' 5" plus door recess x 11' 10" (5.00m plus door recess x 3.61m)
Double glazed picture window to the rear of the bedroom with stunning views across the countryside, further double glazed window to the side and a night storage heater.

Ensuite

7' 5" x 5' 5" (2.26m x 1.65m)

P shaped bath with a shower over, wash hand basin with vanity unit, WC, heated towel rail with an extractor fan.

Bedroom Two

12' 2" x 11' 3" max (3.71m x 3.43m max)

Double glazed window to the front, built in wardrobe and a night storage heater.

Bedroom Three

11' 10" x 9' 5" max (3.61m x 2.87m max)

Double glazed window to the rear, built in wardrobe and a night storage heater.

Bedroom Four

9' 11" x 9' 10" (3.02m x 3.00m)

Double glazed window to the front with a window seat and fitted wardrobes.

Bathroom

7' 11" x 6' 2" (2.41m x 1.88m)

Feature galley window to the front, bath with mixer taps and a shower over, WC, wash hand basin and a heated towel rail.

Gardens

To the front of the property there is a private garden with a further private garden to the rear with countryside views.

Annexe Sitting Room

19' x 15' 5" (5.79m x 4.70m)

Double glazed french doors to the garden and double glazed window to the front, two radiators.

Kitchen

12' 1" x 10' 4" (3.68m x 3.15m)

Double glazed window to the front, UPVC double glazed stable door to the front, fitted kitchen with wall and base units, work surfaces, integrated electric oven and hob, cooker hood, space for a fridge/freezer, stainless steel sink and drainer and a radiator.

Bedroom One

14' 7" x 12' 5" (4.45m x 3.78m)

Double glazed window to the front, walk in wardrobe, access to the loft and a radiator.

Bedroom Two

9' 6" x 5' 11" (2.90m x 1.80m)

Double glazed window to the rear and a radiator.

Bathroom

10' 4" x 4' 10" (3.15m x 1.47m)

Double glazed window to the rear, bath with mixer taps and a shower over, WC, wash hand basin, heated towel rail and a cupboard with plumbing for a washing machine and space for a tumble dryer.

Agents Note

There is a separate Energy Performance Certificate for the Annexe which has a rating of C.

Garden

Private garden with the annexe which is laid to lawn.

Double Tandem Garage

35' 1" x 10' 11" (10.69m x 3.33m)

Tandem garage with double doors to the front.









Ground Floor

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First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: E

Tenure: Freehold

view this property online connells.co.uk/Property/SHR305831



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