



3 Paynes Farm Cottages



DESCRIPTION

3 Payne's Farm Cottages is a delightful Grade II Listed cottage which has accommodation arranged over 2 floors and contains many character features including exposed beamed ceilings with superb inglenook fireplace. The property is being offered with no onward chain.

SITUATION

Payne's Farm is situated in the heart of Lydeard St Lawrence, a popular west Somerset village which has a primary school, parish church, village hall and a cricket ground. Bishops Lydeard is 3 miles away and has a shop, doctor's surgery, library, 3 public houses and a garage. Taunton has an excellent range of shops, schools in the state and independent sectors, county cricket ground, race course and a mainline railway station. There is also access to the M5 motorway junction. The Quantock Hills are an area of outstanding natural beauty where many miles of footpaths and bridleways can be found as well as providing access to the northern coastline and Exmoor National Park is within easy driving distance.

ACCOMMODATION

The front door opens into the sitting room which features a period inglenook fireplace with beam over and inset wood burning stove, exposed beam ceilings, double aspect windows, spiral staircase to the first floor and an opening through to the dining room which has wooden effect flooring throughout and a front aspect window. There is access through to the kitchen which is fitted with a range of wall and base units, space for electric cooker with extractor hood over, roll

edge worktops with double drain and sink unit. There's a window to the rear and doors leading to the lobby and downstairs bathroom which includes a low level WC, wash basin and panelled bath. On the first floor there are 3 good sized bedrooms and an enclosed shower room with shower cubicle, wash basin and WC.

OUTSIDE

There are enclosed walled gardens to the front of the property and a shared vehicular driveway passing alongside, leading to the 2-bay timber framed car port. There is a paved terrace directly to the rear of the property which provides access to the garden which is separate from the property and is laid to lawn with a central pathway. There are a number of specimen shrubs and trees and the garden enjoys a wonderful outlook over the surrounding countryside.

DIRECTIONS

Proceed out of Taunton. Upon reaching the centre of Lydeard St Lawrence, Payne's Farm can be found on the right-hand side identified by a Stags 'For Sale' board just opposite the village hall and car park.

SERVICES

Mains water and electricity. Septic tank. drainage. Broadband available: Superfast and Standard ADSL. Mobile signal coverage: Voice, Data % Enhanced available (Ofcom). Please note the agents have not inspected or tested these services. EPC Rating: E.

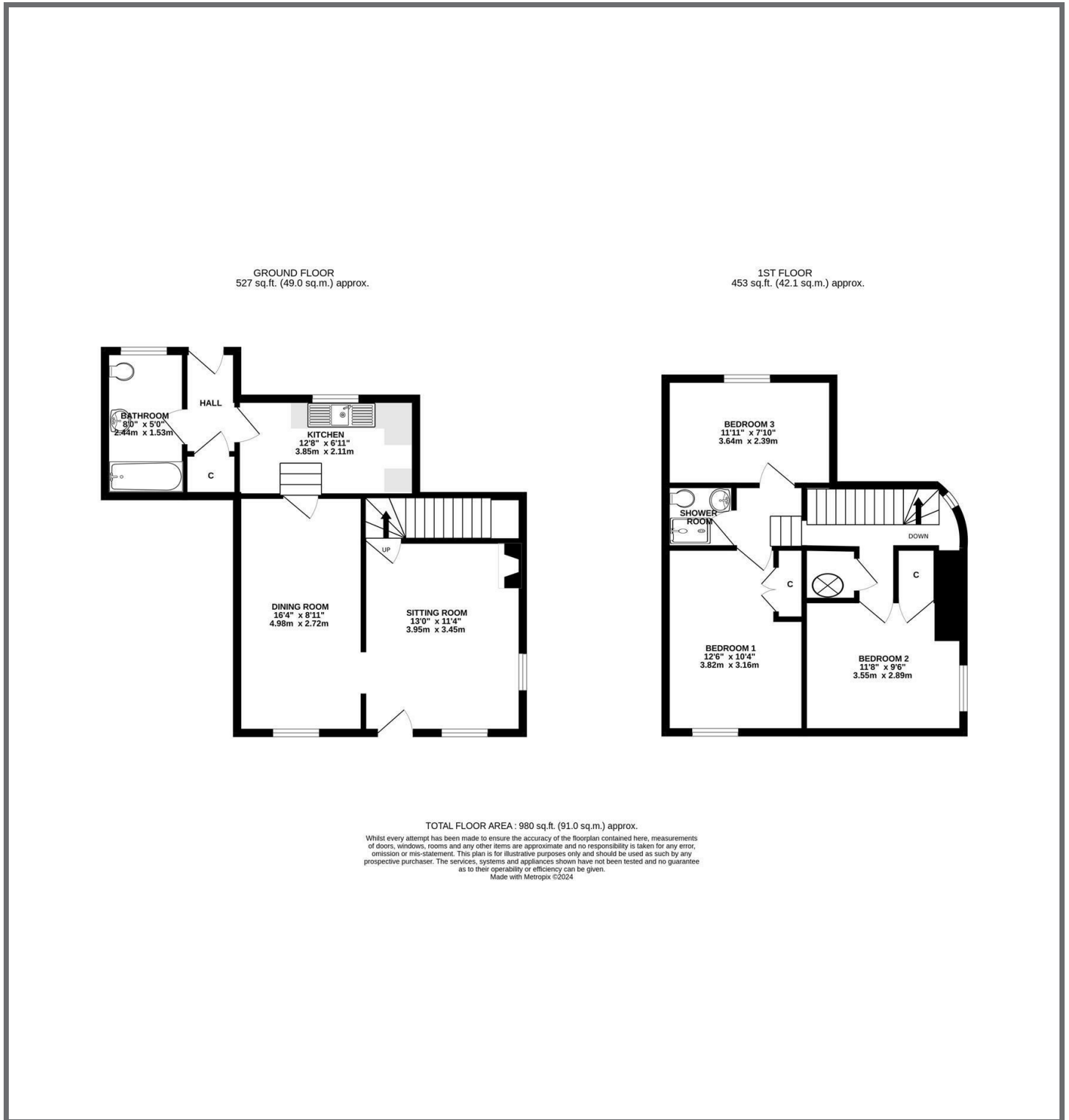
Taunton 9 miles. Bishops Lydeard 3 miles.
Taunton Railway Station 8.5 miles. M5
Junction 25 10.8 miles.

A charming period cottage with well-proportioned accommodation, set in a highly favoured village with off-road parking and garden.

- Charming period cottage
- Many character features
- Sitting room with inglenook fireplace and beamed ceilings
- Fitted kitchen and separate dining room
- 3 bedrooms
- Bathroom and shower room
- Double car port and gardens
- Rural village location
- Freehold
- Council Tax Band D

Guide Price £275,000





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A			83
(81-91) B			
(69-80) C			
(55-68) D		49	
(39-54) E			
(21-38) F			
(1-20) G			
Net energy efficient - higher scoring coats		EU DIRECTIVE 2002/91/EC	
England & Wales			

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