



Glebe Cottage



STAGS

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Lydeard St. Lawrence, Taunton, Somerset, TA4

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

A charming detached cottage offers a blend of period character and comfortable living. With large, well-tended gardens, the property enjoys a south-facing aspect with lovely countryside views over the village.

- Delightful south-facing detached cottage
- Kitchen/breakfast room
- Recently refitted family bathroom
- Large workshop/store
- Council Tax band F
- Two reception rooms
- Three spacious double bedrooms
- Utility/boot room
- Sought after village location
- Freehold

Guide Price £475,000

SITUATION

Glebe Cottage 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.

DESCRIPTION

Occupying an elevated position in the heart of the picturesque village of Lydeard St. Lawrence, this charming detached cottage offers a blend of period character and comfortable living. With large, well-tended gardens, the property enjoys a south-facing aspect with lovely countryside views, making it the perfect countryside/village retreat.



ACCOMMODATION

To the ground floor an entrance hall leads to the reception rooms and staircase leading to the first floor. To the right of the hallway the sitting room centres upon a inglenook fireplace with inset Clearview wood-burning stove and original glazed door to the front and door to the rear lobby. The dining room has an open fireplace with brick mantle, exposed floorboards, window to the front and door to the rear lobby. The spacious kitchen/dining room stretches across the rear of the cottage and has a tile floor; the kitchen is fitted with a sink unit with work top over and space for oven, fridge etc - there is direct access from here to the rear garden. Attached to the breakfast room is a boot/utility room with plumbing and space for washing machine and tumble dryer. From here a doorway accesses the generously proportioned workshop/store - both these spaces are in need of renovation; the present owners having had plans drawn up for conversion to a studio and utility with wc.

To the first floor there are three double bedrooms, with one room originally designed as two separate spaces, offering flexible living arrangements, and a refitted family bath/shower room finished to a high standard.

OUTSIDE

To the front of the property a pathway leads to the entrance porch and is bordered by lawn with cottage style planting, hedging and climbing plants on the front of the house.

To the rear the gardens are laid mainly to lawn, there is a paved terrace directly to the rear with water feature and a couple of steps leading up to the lawn. There is a former vegetable garden, greenhouse, three raised beds and, at the bottom of the garden, an area of copse and wild garden.

AGENT'S NOTE

A small outbreak of Japanese Knotweed was treated professionally at the property in 2023. The vendors have an insurance policy against re-growth which they believe is transferable to the new owners.

SERVICES

Mains electricity, water. Private drainage. Oil fired central heating. Superfast broadband available (Ofcom), mobile signal likely available indoors with some networks and outdoors with most providers (Ofcom). Please note the agents have not inspected or tested the services. The property benefits from an allocated parking space to the end of the workshop.

DIRECTIONS

Proceed out of Taunton on the A358 Minehead road. Shortly after passing the village of Bishop's Lydeard the signs for Lydeard St Lawrence will be found on the left hand side. Follow the signs for Lydeard St Lawrence and upon entering the village continue past the village hall on the left, and on the bend which sweeps right the property can be found on the left hand side.



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.



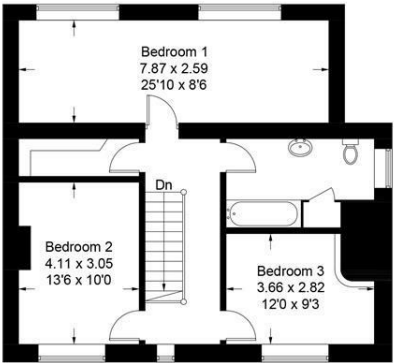
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	38	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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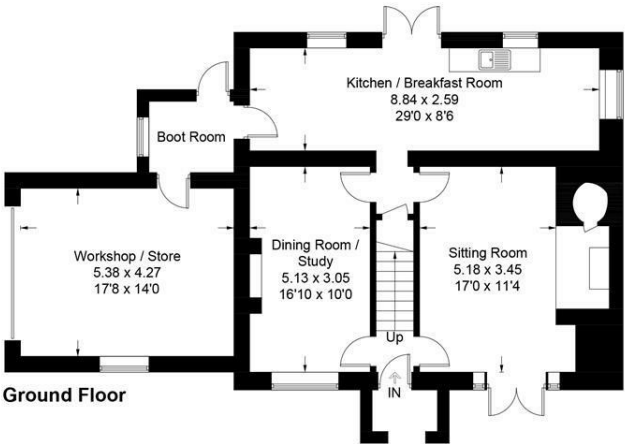
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Approximate Gross Internal Area = 1886 sq m / 175.2 sq ft
(Including Workshop / Store)



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1201353)



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