



**Pumpkin Cottage, Cabbage Lane, Horsington,
Templecombe, BA8 0DA**

welcome to

Pumpkin Cottage, Cabbage Lane, Horsington, Templecombe

A unique character cottage situated within the quaint village of Horsington, and boasts stunning and uninterrupted countryside views to the rear. The accommodation is presented in immaculate decorative order throughout and boasts a wealth of space, versatility and natural light.



Entrance

Double glazed door to the front, opening into:

Entrance Hall

Doors opening into:

Downstairs Cloakroom

Suite comprising wash hand basin inset to vanity unit with tiled splashback and WC. Understairs cupboard.

Sitting Room

25' 8" x 15' 5" (7.82m x 4.70m)
Double glazed windows to the front and rear overlooking the gardens. Beautiful open fireplace. A further feature fireplace with electric fire inset Storage cupboard and light up cabinet inset to alcove. Exposed ceiling beams. Aerial point. Storage heaters. Double doors opening into:

Dining Room

17' 7" x 11' 7" (5.36m x 3.53m)
A lovely light room with double glazed window to the rear and double glazed bi folding doors to the side, opening to the garden. Space for dining table and chairs. Exposed ceiling beam. Storage heater. Door opening into:

Study

11' 6" x 9' 10" (3.51m x 3.00m)
Double glazed window to the front. Feature fireplace with multi fuel burner inset. Stairs rising to the first floor. Space for office furniture. Door opening into:

Fitted Kitchen

16' 2" x 13' 2" (4.93m x 4.01m)
A lovely country style kitchen with double glazed windows to the front and rear. Stable style door to the front. A range of fitted wall, base and drawer units with work surface over. Single bowl ceramic sink and drainer with mixer tap. Oil fired Rayburn inset to exposed stone alcove with tiled splashback. Additional electric free standing cooker with glass splashback and cooker hood over. Plumbing for dishwasher. Space for undercounter fridge. Space for breakfast table and chairs. Tiled flooring. Door opening into:

Utility

9' 9" x 7' 3" (2.97m x 2.21m)
Double glazed windows to the rear and side. Base units with work surface over. Single bowl sink and drainer with mixer tap. Plumbing for washing machine and tumble dryer. Double glazed door opening into:

Boot Room

11' 9" x 6' 3" (3.58m x 1.91m)
Double glazed double doors to the front and rear. Door to the side opening into the annexe bedroom.

First Floor Landing

Storage cupboard. Access to the loft space. Exposed ceiling beam. Radiator.

Bedroom One

17' 4" x 11' 8" (5.28m x 3.56m)
A lovely size and light room with double glazed windows to the rear and side overlooking the garden and far reaching countryside views. Space for free standing furniture. Aerial point. Storage heater. Door opening into:

En Suite

Suite comprising enclosed bath with shower over and glass side screen. Wash hand basin inset to vanity unit. WC. Extractor fan. Heated towel rail.

Bedroom Two

12' 3" x 11' 3" (3.73m x 3.43m)
Double glazed window to the front. Built in wardrobe. Aerial point. Exposed ceiling beam. Storage heater.

Bedroom Three

12' x 9' 3" (3.66m x 2.82m)
Double glazed window to the rear overlooking the garden. Built in wardrobe. Storage heater.

Bedroom Four

9' 9" x 8' (2.97m x 2.44m)
Double glazed window to the front. Built in wardrobe. Storage heater.

Family Bathroom

Feature circle window to the front. Suite comprising enclosed bath with mixer tap with shower attachment and electric shower over. Wash hand basin. WC. Heated towel radiator.

Annexe

With its own private entrance, parking and enclosed gardens, the annexe provides a wealth of potential to become an additional space for extended family members, rental or potential Airbnb.

Living Room

19' x 15' 5" (5.79m x 4.70m)
A beautiful light and airy room with double glazed window to

the front and double glazed French doors to the rear opening to the private annexe garden. Aerial point. Access to the loft space. Inset spotlights to the ceiling. Two radiators. Steps rising into:

Kitchen

12' 3" x 10' 4" (3.73m x 3.15m)
Double glazed window to the front. Double glazed stable style door to the front. A range of fitted wall, base and drawer units with work surface over. One and a half bowl stainless steel sink and drainer with mixer tap. Integrated electric hob with glass splashback, cooker hood over and electric oven below. Space for fridge/freezer. Space for dining table and chairs. Radiator. Door opening into:

Bathroom

Double glazed window to the rear. Suite comprising enclosed bath with mixer tap and shower over. Wash hand basin. WC. Airing cupboard housing plumbing for washing machine and tumble dryer. Towel radiator.

Bedroom One

14' 6" x 12' 1" (4.42m x 3.68m)
Double glazed window to the front. Door opening into the walk in wardrobe. Access to the loft space. Radiator.

Bedroom Two

9' 5" x 6' 3" (2.87m x 1.91m)
Double glazed window to the rear overlooking the garden. Radiator.

Double Garage

35' x 10' 11" (10.67m x 3.33m)
Double doors to the front.

Front Garden

Access via a tarmac driveway leading to the double garage and providing off road parking. There is also a further driveway in front of the annexe providing additional parking. The garden is laid mainly to lawn with decorative plant borders and paved patio areas, offering outdoor seating to enjoy the summer sunshine. Garden summerhouse/shed. Side access leading to the rear garden.

Rear Garden

A fully enclosed rear garden with a stunning countryside backdrop. The garden is again bordered with beautiful plant borders and seating areas to enjoy the lovely views. Gated access into the annexe garden which has a shingle patio area abutting the property.

welcome to

Pumpkin Cottage, Cabbage Lane, Horsington, Templecombe

- Detached Character Cottage
- Four Double Bedrooms with En Suite to Master
- Two Bedroom Annexe with Private Entrance & Garden
- Spacious & Versatile Accommodation
- Ample Driveway Parking & Double Garage

Tenure: Freehold EPC Rating: E

guide price

£750,000



Ground Floor



First Floor

Total floor area 253.6 sq.m. (2,729 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com



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