

A photograph of a traditional stone cottage with a thatched roof. The building features a prominent chimney on the left and a central door with a small gabled roof. The walls are made of rough-hewn stone, and there are several windows with white frames. The cottage is surrounded by lush greenery, including a large tree on the right and various plants in the foreground. The sky is blue with some clouds.

Symonds
& Sampson

Lilac Cottage

Puddletown, Haselbury Plucknett, Crewkerne

Lilac Cottage

Puddletown
Haselbury Plucknett
Crewkerne
TA18 7NZ



- Modernised at Great Expense
 - No Onward Chain
 - New Thatched Roof
 - Country Views
- Abundance of Character
- Early Viewing Advised

Guide Price £165,000

Freehold

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An entrance porch with a timber door with wrought iron furniture leading to the porch with a door to the sitting room. This is a very good size room having a central feature mock fireplace with a bresemer beam, exposed timber oak flooring, a staircase rising to the first floor and a storage cupboard.

The kitchen/dining room is absolutely beautiful having a range of zinc worktops, handmade doors, floor and wall tiling with fitted appliances including a dishwasher, washing machine, a four-ring hob unit and an oven. Off here is a rear lobby with a door to the bathroom, which in keeping with the rest of the house is beautiful having a free-standing bath with mixer tap and shower over, timber panelling to dado height and a recess for shelving.

On the first floor is a very good sized dual aspect double bedroom having exposed beams and a boiler providing central heating.

OUTSIDE

To the front of the house is a gravelled area with natural wall, whilst to the rear the garden is pleasant having gravel beds, wood store and tap. There is also a useful garden room having floor tiling, night storage heating and double-glazed doors to the rear.

SERVICES

Mains water, electricity and drainage. Electric heating.

Broadband - Superfast broadband is available. Mobile signal/coverage - Available both indoors and outside - For an indication of specific speeds and supply or coverage in the area we recommend Ofcom checker.
<https://www.ofcom.org.uk>

The area around Puddletown, Haselbury Plucknett, Crewkerne, TA18 7NZ has a very low risk of surface water flooding and very low risk of flooding from rivers and the sea.

DIRECTIONS

What3words: ///promotes.mountains.shine

SITUATION

Situated in the pretty village of Haselbury Plucknett which has an active community. Village facilities include a public house, two churches, a popular first school and pre-school and buses to the surrounding areas Perrott Hill private school is approx. 2 miles and Wadham School 3 miles. The village is in striking distance of Crewkerne, Beaminster and Yeovil, which have excellent shopping facilities including a Waitrose in Crewkerne along with local schools, doctors & dentists surgeries. Mainline rail services (London -

Waterloo 2½ hours) are available from Crewkerne and Yeovil. There are good road links: the village is located just off the A30 and the A37 can be found at Yeovil. The A303 trunk road is only a few miles away and the Jurassic coast is 20 miles.

AGENTS NOTE

The late client has undertaken a modernisation program on this property but we are unaware if the necessary listing consents were obtained. Any purchase is advised to make their investigations or through their solicitor.



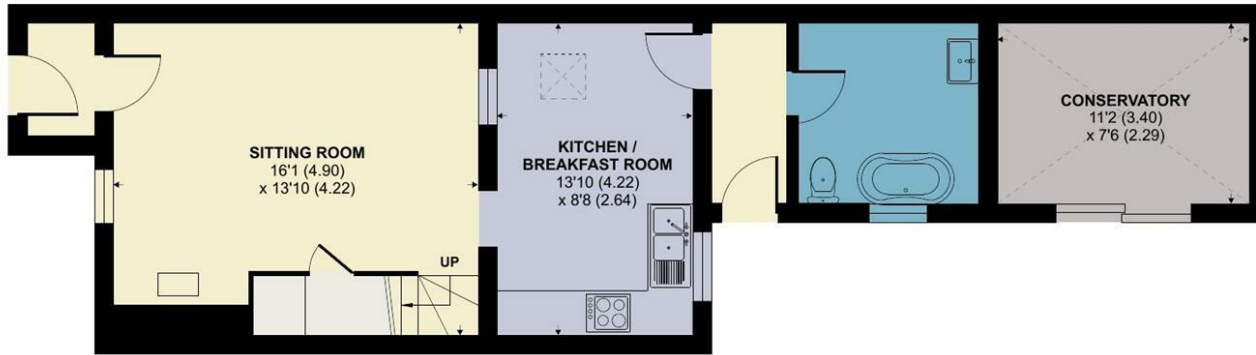
Haselbury Plucknett, Crewkerne

Approximate Area = 629 sq ft / 58.4 sq m
 Limited Use Area(s) = 70 sq ft / 6.5 sq m
 Outbuilding = 89 sq ft / 8.3 sq m
 Total = 788 sq ft / 73.2 sq m

For identification only - Not to scale



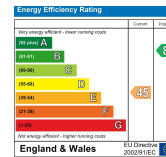
FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nhtecom 2024. Produced for Symonds & Sampson. REF: 1150803



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