



FOR SALE

Guide Price £650,000

South Lodge



Cheddon Fitzpaine

South Lodge, Hestercombe, Somerset, is listed at Grade II, An entrance lodge to Hestercombe Park of late-C19 date. A well-executed example of an eye-catcher entrance lodge to a country estate, in the Revival-style the materials and craftsmanship are of high quality, the building survives largely complete with many of its original exterior features and interior fittings. The lodge is a notable feature of Hestercombe, a Grade I registered park and garden, Hestercombe is one of England's outstanding country estates. South Lodge was built in the mid-1890s to serve the country estate that was requisitioned by the British and US armies in the Second World War, and in 1944 the freehold was sold to the Crown Estate. The lodge was sold by the Crown Estate in the early C21. Built of sandstone construction with ashlar dressings and Mullioned casements with leaded panes. The roofs are tiled and have ashlar stacks. The rainwater goods are cast iron, built on an irregular plan the lodge is of two storeys and boasts 3 bedrooms, sitting room, dining room, kitchen, breakfast room, family bathroom, downstairs WC and oil central heating, all of which is set in its own extensive, well stocked gardens with a gated driveway providing ample parking.





Accommodation
Front door opening to:-

Entrance Hall

With the original feature tiled floor, radiator stairs to the first floor accommodation with under stairs storage cupboard, door to a walk-in pantry cupboard, Mullion window to the side aspect, 2 radiators, 2 ceiling lights, door to:-

Sitting Room

c.14'5 x 12'2 (4.39m x 3.70m)

With 2 Mullion windows to the front aspect and a further Mullion window to the side aspect, exposed feature wooden floor, wood burner with decorative surround and hearth, radiator, display shelving and storage cabinet.

Dining Room

c.11'1 max x 10'4 (3.37m x 3.14m)

With Mullion windows to both rear and side aspects, exposed wooden floor, open fireplace with tiled surround and hearth, radiator, picture rail, ceiling light.

Kitchen

c.13'2 x 8'3 (4.01m x 2.51m)

With a Mullion window to the side aspect, fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a double bowl single drainer stainless steel sink unit with mixer tap space, point for electric cooker, radiator, ceiling light, door to the rear lobby, and further door to:-





Rear Lobby

With a door to the rear garden, floor-standing boiler for the hot water and central heating, wall light, door to:-

W.C

With a window to the side aspect, low-level WC and ceiling light.



Landing

With a Mullion window to the side elevation, 2 radiators, access to the loft space, ceiling light, doors to:-

Bedroom 1

c.14'5 x 12'4 (4.34m x 3.75m)

With 2 Mullion windows to the rear elevation and a further Mullion window to the side elevation, built-in wardrobe, a feature Victorian fireplace with decorative surround, radiator, ceiling light.



Bedroom 2

c.14'5 x 12'4 (4.39m x 3.63m)

With 2 Mullion windows to the front elevation and a further Mullion window to the side elevation, a feature Victorian fireplace with decorative surround, built-in wardrobe, radiator, ceiling light.



Bedroom 3

c.13'1 x 7'7 (3.98m x 2.31m)

With a Mullion window to the side elevation and a further window to the front elevation, radiator and ceiling light.

Family Bathroom

c.10'4 x 8'1 (3.14m x 2.46m)

With a Mullion window to the side elevation, a suite comprising of a bath with shower over, 2 wash hand basins with storage under, radiator, close coupled WC, tiling to splash prone areas, heated towel rail, ceiling light.

Outside

The property has well-stocked herbaceous gardens all-round the property, this gardeners dream offers a brick paved walled patio with a variety of mature trees, shrubs and flowers, a pergola with wrought iron gate giving access to the side garden, all which is fully enclosed and boasts a garden pond, lawn with numerous flowerbeds housing a large variety of mature trees, shrubs and flowers, there is a gravel seating area numerous storage facilities including a greenhouse and vegetable plot. To the rear of the property lies a gated driveway providing ample parking, all this backs onto the stunning gardens of Hestercombe House.

Council Tax band: - E

Construction: - Sandston under a tiled roof.

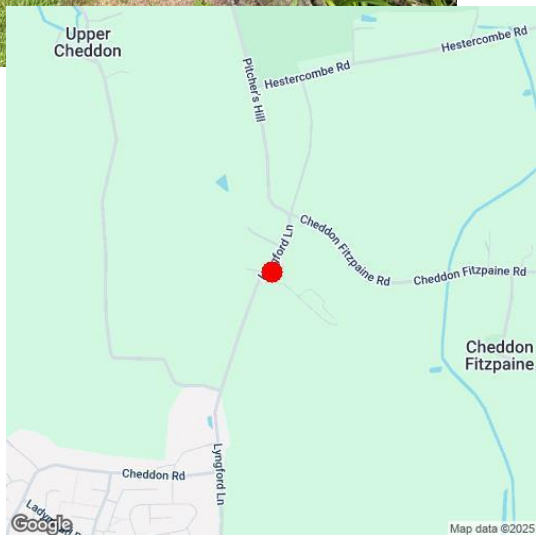
Utilities: - Mains electric, water and drainage.

Flood Risk: - Surface very low, river and sea very low.

Primary School Catchment: - Cheddon Fitzpain Church School.

Secondary School Catchment: - Taunton Academy.





Directions

From Taunton head out along Cheddon Road, continue through Cheddon Fitzpain and the property will be found on your right hand side on a left hand bend.

Please note the following:


While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.

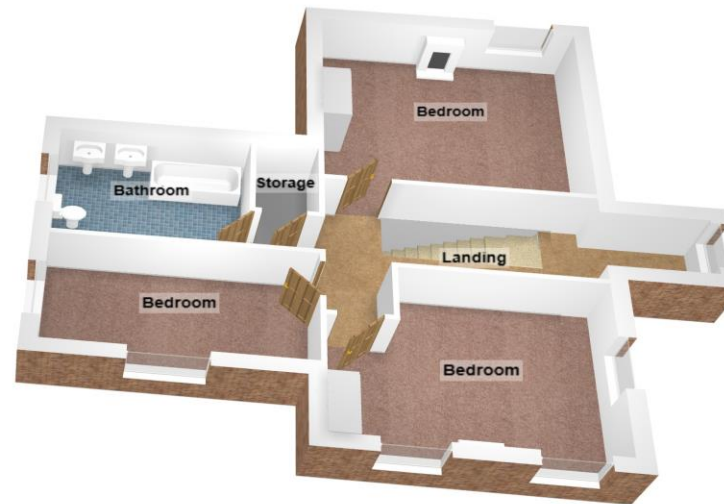
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Cheddon Fitzpaine



Ground Floor



First Floor

For illustration only.
Decoration, fixtures & fittings do not
represent the current state of the property.
Dimensions are approximate & not to scale.
Whilst every care is taken in the preparation of this plan, please check all dimensions, areas, and shapes
before making decisions reliant upon them.

Viewing strictly by appointment call 01823 336 103

Monday - Friday 9.00am - 5.30pm

Saturday 9.00am - 4.00pm

TRG Lawrence & Son, 4 Station Road, Taunton, Somerset TA1 1NH

www.trglawrenceandson.co.uk

Please respect the sellers privacy and do not make an approach by knocking on the door.

