



Rowbarrows,



Rowbarrows,

Lopen, South Petherton, Somerset TA13 5JR

Hinton St George 1.5 miles - A303, South Petherton & Merriott
2 miles - Crewkerne 4 miles

A recently refurbished three bedroom detached cottage, quietly tucked away within the heart of this sought after village, with double garage and glorious private gardens of approximately 2/3 of an acre. EPC Band D.

- Quiet Location
- Spacious Sitting Room
- 3 Bedrooms & 2 Bathrooms
- Private Gardens of 0.64 Acres
- Freehold
- Extended & Refurbished Cottage
- Spacious Kitchen/Dining Room
- Extensive Parking, Double Garage/Workshop
- Home Office & Various Sheds
- Council Tax Band F

Guide Price £650,000

SITUATION

Rowbarrows is quietly situated within the heart of this popular village with its church and at Lopen Head can be found an organic farm shop, together with an Indian and Thai restaurant. For day to day needs both South Petherton and Merriott are within 2 miles where a good range of facilities can be found. Crewkerne is within 4 miles where there is an excellent range of shopping, recreational and scholastic facilities together with a main line link to Exeter and London Waterloo. The A303 is also readily available within 1.5 miles of the property providing excellent road links to the rest of the Country.

DESCRIPTION

Rowbarrows is centered on an extended three bedroom detached cottage with the original part being constructed of hamstone and is contained beneath a tiled roof. In the last two years the property has undergone a refurbishment programme including installation of a new gas boiler, new water main and gas mains. The property has also been extensively re-plastered and redecorated throughout including new floor coverings with UPVC double glazed windows and composite doors. The position is superb, set within glorious gardens and grounds of 0.64 acres and is a gardener's paradise. There is also extensive parking, garage/workshop with adjoining office.



ACCOMMODATION

Covered entrance porch with bench seats and composite door to entrance hall, with stairs to first floor with cupboards under and useful coats cupboard. Sitting room with hamstone inglenook fireplace with inset multi fuel stove on a slate hearth with mantel over. Bench seat to side and window seat. Views from three aspects including UPVC French doors to garden. At the end of the hallway is a spacious kitchen/dining room which enjoys views from three aspects together with a large Velux roof light. The kitchen has been recently refitted and comprises 1.5 bowl porcelain sink with mixer tap over. Adjoining quartz worktops with a range of floor and wall mounted cupboards and drawers. Bosch five ring gas burner with extractor hood over together with matching double oven and grill. Space and plumbing for dishwasher and American fridge/freezer. Porcelain tiled floor throughout running into the dining area which is large enough for a table and sofa with recessed book shelving and glazed door leading to the side porch, with composite stable door to front and window to side. Also on the ground floor is a refurbished bathroom comprising bath with shower attachment. Vanity unit with inset wash hand basin and low level WC. Heated towel rail, two storage cupboards and porcelain tiled floor.

First floor landing with window to rear and store cupboard. Bedroom 1 with views from two aspects, exposed beams, two fitted wardrobes, both with automatic lights. Linen cupboard, chimney breast with display shelf. Bedroom 3 enjoys a window overlooking the rear garden and bedroom 2 enjoys views from two aspects together with loft access. Shower room with large walk in shower, vanity unit with inset wash hand basin and low level WC. Heated towel rail and porcelain tiled floor.

OUTSIDE

Large double wooden gates hung from stone pillars open onto a gravelled driveway providing ample parking and turning and access to the large garage/workshop, approached through twin up and over doors and connected with power and light together with extensive loft storage. Adjoining home office connected with power and light, with views from two aspects and space and plumbing for washing machine and door to side. Leanto greenhouse and wood store.

To the front elevation of the cottage is a wonderful wisteria and climbing rose. The front gardens are laid to lawn with deep borders, stocked with a various selection of shrubs, bushes and trees including magnolia, holly trees and a mature ash. Beyond this garden can be found the kitchen garden with large raised bed, potting shed, greenhouse and a garden shed. To the side and rear of the property is a paved patio with steps leading onto the lawn. The rear garden is fenced and walled giving much privacy together with mature hedging, laid mainly to lawn together with a huge selection of mature trees including various acers, willows, judas tree, eucalyptus, liquid amber, hombeam, silver birch together with a selection of fruit trees including apple and damson. Within these beautiful private gardens is a further range of outbuildings including two garden sheds and a wood store. At the far end of the garden is a five bar gate which opens into a large compost area beyond which is a further gate providing access onto Water Street.

SERVICES

All mains services are connected. Gas fired central heating.

Mobile Available : EE (ofcom)

Broadband Available: ADSL under 24 Mbps Superfast 24 - 100 Mbps Ultrafast 100 - 999 Mbps Gigabit above 1000 Mbps (ofcom)

VIEWING

Strictly by appointment to the vendor's selling agents, Stags Yeovil Office, telephone 01935 475000.

DIRECTIONS

From Hayes End roundabout on the A303 near South Petherton, take the exit passing the garage signposted Ilminster. Continue and at the next roundabout at Lopen Head, turn left continuing down the hill and into the village of Lopen. Turn right into Frog Street and after a short distance the entrance gates to Rowbarrows will be seen on the right hand side.

FLOOD RISK STATUS - none



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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 1850 sq ft / 171.8 sq m (includes garage)
Outbuildings = 310 sq ft / 28.7 sq m
Total = 2160 sq ft / 200.6 sq m
For identification only - Not to scale

First Floor

Ground Floor

Outbuilding 1
Shed 1
3.78 x 2.79m
12'5 x 9'2

Outbuilding 2
Shed 2
3.43 x 1.80m
11'3 x 5'11

Outbuilding 3
Shed 3
2.87 x 1.75m
9'5 x 5'9

Ground Floor Details:
Kitchen: 4.72 x 3.07m (15'6 x 10'1)
Dining Room: 5.69 x 3.18m (18'8 x 10'5)
Sitting Room: 5.08 x 3.40m (16'8 x 11'2)
Porch

First Floor Details:
Studio / Utility: 3.07 x 2.24m (10'1 x 7'4)
Garage: 6.76 x 5.49m (22'2 x 18')
Bedroom 1: 5.31 x 5.13m (17'5 x 16'10)
Bedroom 2: 3.43 x 3.18m (11'3 x 10'5)
Bedroom 3: 3.30 x 2.46m (10'10 x 8'1)

RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 976977