



Dairy Cottage



2 Hollowells,

Cricket St. Thomas, Somerset, TA20 4EN

Winsham 1 mile. Chard 4 miles. Crewkerne 6 miles.

A spacious three bedroom semi detached cottage with a useful range of outbuildings, extensive parking and wonderful private gardens, bounded by the Purtington Brook. EPC Band D

- Sought After Location
- Kitchen, Boot Room and Cloakroom
- One En suite and Family Bathroom
- Extensive Parking
- Freehold
- Two Reception Rooms
- Three Double Bedrooms
- Excellent Range of Outbuildings
- Private Gardens
- Council Tax Band C

Guide Price £650,000

SITUATION

Dairy cottage is situated in a wonderful rural, yet accessible location and is surrounded by beautiful countryside owned and managed by Cricket St. Thomas Estate. The village of Winsham lies approximately 1 mile south of the cottage and includes a community shop, pub, church and active village hall. The market town of Chard is within 4 miles and Crewkerne 6 miles, where an excellent range of shopping, recreational and scholastic facilities can be found, together with a mainline rail link to Exeter and London Waterloo. The property is also well placed being close to the Somerset/Dorset border and within 12 miles of the Jurassic coast at Lyme Regis.

DESCRIPTION

Dairy Cottage comprises a deceptively spacious semi-detached cottage constructed principally of stone exterior elevations with brick quoins and is contained beneath a tiled roof. The property has many original features including some flagstone flooring, Inglenook fireplace. However the property has in recent years been upgraded with wooden double glazed windows and doors, together with a wood pellet boiler, 16 photovoltaic panels (12 years of feed in tariff remaining), together with solar thermals for the hot water. Within the house are two reception rooms, a good sized kitchen/dining room and adjoining boot room and cloakroom all on the ground floor. On the first floor are three double bedrooms, one with an en suite and a family bathroom. Outside there are attractive gardens to the south which are partly walled and bounded by the Purtington Brook. Within the gardens are a useful range of outbuildings currently used as two home studios together with a large garden store and lean-to.



ACCOMMODATION

Glazed stable door to kitchen/dining room with flagstone flooring and a well appointed kitchen comprising; 1 1/4 bowl single drainer sink unit with mixer taps over, adjoining worktops with a range of floor and wall mounted cupboards and drawers. Space for cooker with stainless steel extractor hood over, island unit with solid wood worktop, recessed brick fireplace (currently not used) with brick arch and over mantle, together with exposed beams. Window seat and two windows overlooking the front garden, walk-in larder which also houses the water softener. Doors to two reception rooms and further door to rear hall/boot room, with glazed door and window to rear, flagstone flooring, coat hooks and adjoining cloakroom/laundry room with corner low level WC, belfast sink with cupboard under, fitted cupboards and space and plumbing for washing machine. Window to side and flagstone flooring. The main sitting room enjoys views from three aspects including glazed french doors to the east and south. Delightful stone and brick fireplace with inset log burner. On the far side of the kitchen is a large study/dining room/potential bedroom four with a large Inglenook fireplace with inset wood burner, together with bread oven and beam over. Exposed floorboards, window to front with window seat and alcove.

Landing with Velux roof light. Bedroom one with views from two aspects, together with a Velux roof light, fitted wardrobes, airing cupboard housing the pressurised hot water cylinder. En suite shower room comprising large shower cubicle, low level WC, pedestal wash hand basin and window to front. Family bathroom with panelled bath with shower over, low level WC, pedestal wash hand basin and heated towel rail. Bedroom three with fitted wardrobes, shelving and window to front. Bedroom two with window to front, large chimney breast, store cupboard with coat hooks and shelf, Velux roof light to rear.

OUTSIDE

The property is approached over an initial shared driveway with its own driveway opening into an area of parking together with a grass track sweeping around to a pair of five bar timber gates which opens onto a walled garden. There are attractive flower and shrub borders together with a selection of fruit trees, external light, cold water tap, pond and water wheel. From here an opening in the wall leads down to the Purtington Brook. Adjoining these walled gardens is the kitchen garden with various beds, greenhouse, garden shed and steps leading down to the brook. Within the gardens are a useful range of outbuildings which include the boiler house, housing the Windhager wood pellet boiler and store area. Adjoining are two useful outbuildings currently used as studios, which are timber clad with a veranda to front, corrugated tin roof and 16 photovoltaic panels. Both the studios are insulated and benefit from power and light with studio one having windows on three aspects together with a belfast sink. The adjoining studio has windows on two aspects, together with a tool room with belfast sink, extractor, window, together with light and power, door to a useful storeroom, with double timber doors. Close by is a useful garden shed with lean-to.

AGENTS NOTE - JAPANESE KNOTWEED

Our vendor is currently undertaking a certified treatment plan for the effected area, within the rear garden, which is more than 7m away from the main building.

SERVICES

Mains electricity, private water, sewerage treatment plant with adjoining property. Wood pellet boiler. Photovoltaic panels and solar thermals (12 years of feed in tariff remaining).

Mobile Availability: EE, O2 and Vodafone

Broadband Availability: ADSL under 24 Mbps

VIEWINGS

Strictly by appointment with the Vendor's Selling Agents, Stags, Yeovil office. Please call 01935 475000.

DIRECTIONS

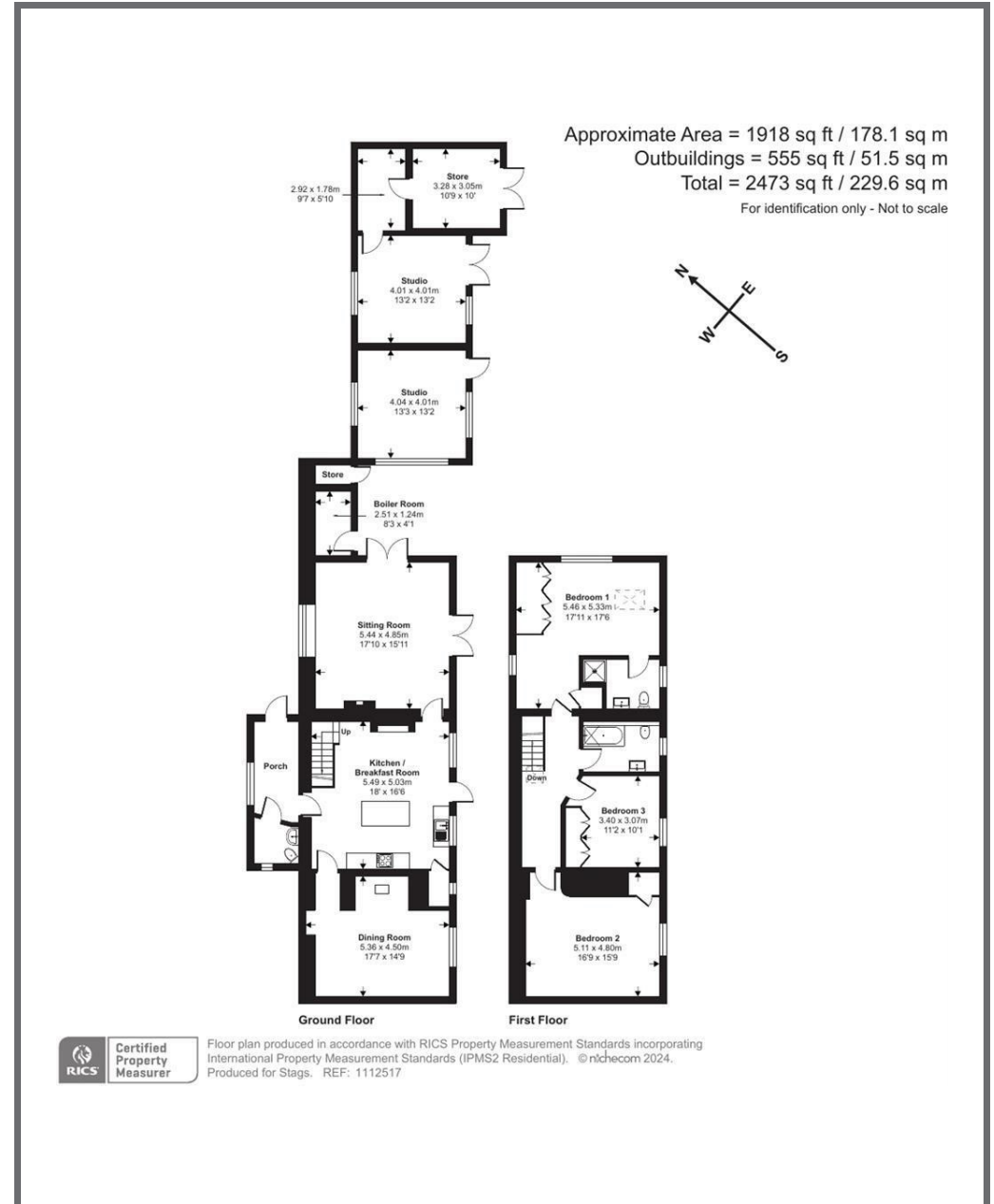
From the A30 between Crewkerne and Chard turn south, just west of the entrance to Cricket St Thomas Hotel on the B3167, signposted Axminster. After 1/4 of a mile take the first turning left signpost Lubborn Cheese and follow this road for 3/4 of a mile, turning left at the lane signposted 'unsuitable for HGV's' Follow this lane down and right (do not cross the cattle grid) until you are facing a sign for Hollowells: turn left. Google will get you this far, but not the house, it is the last one on the lane with a 2 on the letter box.

FLOOD RISK STATUS

Medium Risk - It should also be noted that the property was subject to a flood caused by the run off from the field behind and that since then a french drain has been installed and a field drain has also been dug to take the water around the property to the stream.



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	56	69
(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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