



Careys Mill Cottage



Careys Mill Cottage

Parrett Works, Martock, Somerset, TA12 6AE

South Petherton and Martock 1.25 miles. A303 2 miles. Yeovil and Crewkerne 8 miles.

A most appealing four bedroom Grade II listed period house in a semi rural location set within attractive gardens with garage, parking and option to purchase a meadow opposite.

- Semi Rural Location
- Kitchen/Dining Room
- Three First Floor Bedrooms
- Garage and Parking
- Freehold
- Two Reception rooms
- Ground Floor Bedroom and En Suite
- Large Family Bathroom
- Meadow Available for £15,000
- Council Tax Band E

Guide Price £595,000

SITUATION

Careys Mill Cottage is located within an area known as Parrett Works and comprises a number of industrial buildings built in the 1850's as a Foundry, Engineering Works, Flax Mill and Rope Works. There are still a number of businesses run from the area including a café and delicatessen. Both South Petherton and Martock are within 1.25 miles where an excellent range of day-to-day facilities can be enjoyed including various primary schools, pubs, restaurants, churches, two small supermarkets and bakery; doctors surgeries and a community hospital at South Petherton. Yeovil and Crewkerne are both approximately 8 miles, where a greater selection of facilities can be found together with mainline railway station to Exeter and London Waterloo. The property is also well placed for ease of access to the A303 which is within 2 miles.

DESCRIPTION

Careys Mill Cottage comprises an attractive Grade II listed period house constructed principally of hamstone and part brick exterior elevations and contained beneath a tile roof. The property enjoys many fine period features including flagstone flooring, exposed beams and stone mullion windows. The property benefits from gas fired central heating and is supplemented by a log burner within the main sitting room and a superb Italian wood pellet stove in the kitchen/dining room. Outside the property enjoys attractive gardens to front and to the rear of the property can be found an enclosed courtyard garden. There is parking, a garage and situated opposite the property is a meadow/paddock which is available to purchase at a fixed price of £15,000.



ACCOMMODATION

A canopy porch protects the wooden front door which opens into a wonderful sitting room with flagstone flooring, benefitting from underfloor heating and a superb hamstone fireplace with inset log burner. Windows to front and rear and stable door leading to the rear courtyard. Spiral staircase rising to the first floor. Adjoining dining room with views from three aspects, window seat, beautiful timber panelling and an open fireplace.

In the heart of the house is a well fitted kitchen/dining room comprising Belfast sink with adjoining worktops and an excellent selection of floor and wall mounted cupboards and drawers. Fitted oven, full length fridge freezer and flagstone flooring throughout, part vaulted ceiling, exposed beams, exposed stonework and an Italian wood pellet stove providing a focal point to the room. Beyond is an inner hallway with boiler cupboard and door to rear courtyard. Cloakroom and ground floor bedroom with quality en suite shower room. This suite has in the past been let out providing a good income stream.

On the first floor can be found three spacious double bedrooms and a recently fitted bathroom suite comprising bath, walk-in shower, twin wash hand basins and low level WC.

OUTSIDE

The property is approached over a shared driveway with parking for three vehicles and a lean-to wood store. To the front of the property are attractive gardens and grounds, protected by a stone wall with various shrubs, bushes and trees, along with a paved sun terrace. To the rear of the property is a paved courtyard, ideally suited for outdoor entertaining together with a covered area. External lighting and garage connected with power and light.

Opposite the property is a meadow/paddock which is available to purchase at a fixed price of £15,000.

SERVICES

Mains water, electricity and gas are provided. Private drainage. Gas fired central heating.

Broadband Availability: ADSL Under 24Mbps.

Mobile Availability: EE, O2 and Vodafone.

VIEWINGS

Strictly by appointment through the vendors selling agents Stags, Yeovil office. Telephone 01935 475000.

DIRECTIONS

From South Petherton head towards the hospital in the direction of Martock and after approximately 1 mile Parrett Works will be found. Having passed over the small bridge, Careys Mill Cottage will be seen set back from the road on the right hand side and clearly identified by our for sale board.

FLOOD RISK STATUS

Medium risk of flooding



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.

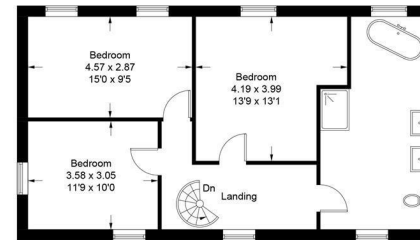


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BA20 1DZ

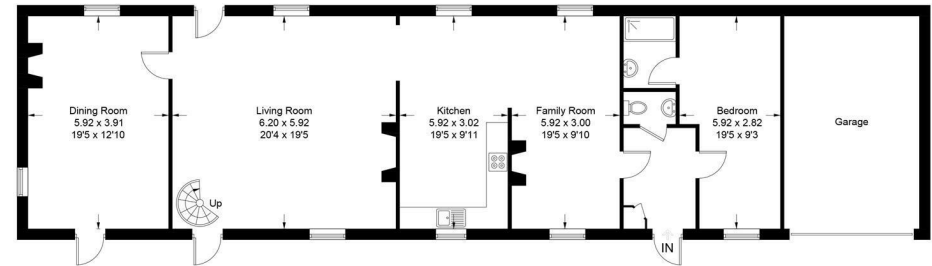
yeovil@stags.co.uk

01935 475000

Approximate Gross Internal Area = 211.4 sq m / 2275 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID934037)



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