



Witchend, Wash Cross



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Shepton Beauchamp, Ilminster, TA19 0NF

South Petherton 1.5 miles. Ilminster 3.9 miles. Yeovil 10 miles.

A handsome detached character property built of local colour washed stone set in about 1/3rd Acre in a rural location yet within easy reach of the popular village of Shepton Beauchamp. EPC Band E.

- Detached stone property with good size rooms & character features
- Large Sitting Room, Dining Room & Conservatory
- 3 Double Bedrooms & Family Bathroom
- Large Garage/Workshop with potential
- Council Tax Band F
- Fabulous rural location with walks on the doorstep
- Beautiful Hamstone inglenook fireplaces
- New roof & oil fired boiler
- Freehold

Guide Price £575,000

SITUATION

Witchend is located in the Hamlet of Wash Cross with just 3 properties within an easy walk of Shepton Beauchamp; a village with excellent local facilities including village pub, local shop, parish church, hairdressers and small primary school. There is an active community of all ages and the village hall serves the community well with many organised activities. Barrington Court, the local National Trust property is within a mile, together with the wonder Barrington Boar gastro pub. The property backs onto fields with direct access to miles of country walks and to the neighbouring villages of South Petherton and Barrington which is ideal for those with enjoy the outdoors

DESCRIPTION

A handsome detached property dating back a few hundred years of colour washed local stone under a new tiled roof. The kitchen is a later addition and is rendered with a new rubberised flat roof. The property has had a number of improvements over the last 2 years including a new roof, new boiler and new wood burning stove complete with chimney liner. There are character features throughout with original doors and exposed A frames on the first floor with the main reception rooms having impressive Hamstone inglenook fireplaces. The garden is real feature of the property and is lovely large plot of around 1/3rd acre and at the rear is a private South facing terrace which is a real sun trap. There is a large detached garage/workshop which has great potential for anyone working from home or who has a hobby or interest.



ACCOMMODATION

An original wooden panelled front door with covered porch give access to the hallway with window to outside and access to the kitchen. The Kitchen looks over the driveway and garden and has an original fireplace with display niche to one side, there is a good range of cottage style wall and floor units with a tiled work surfaces and a tiled floor, ceramic sink, integral fridge and space for dishwasher, built in oven and ceramic hob over. Stable door to outside and step up to the utility area with space for washing machine, tumbler dryer and freezer, door to cloakroom with WC and wash hand basin. From the entrance hall, step down to a superb sitting room, a very spacious room with feature Hamstone inglenook fireplace, raised hearth and heavy beam over and includes a recently installed Woodwarm wood burning stove with flu liner. This lovely dual aspect room has French doors leading out onto the South facing terrace, feature letterbox window, panelled wall and stairs rising to the first floor and understairs cupboard. There is a formal dining room, another beautiful room centring on a superb original Hamstone feature inglenook fireplace with raised hearth, heavy beam over, canopy and a small feature window. There are alcoves either side of the fireplace and a window seat. From the Sitting Room a narrow feature stable door leads into the Conservatory on the side of the property facing South and opening onto a private side garden and terrace that is a real suntrap.

Stairs from the Sitting Room rise to the first floor landing and into Bedroom one, a spacious triple aspect room, Bedroom 2 with dual aspect and Bedroom 3 another double room with access to the loft which is fully insulated and part boarded. All bedrooms have exposed A frames and either garden or rural views. There is a family bathroom with garden views has a shower cubicle, ball and claw foot freestanding bath, wash hand basin, WC and airing cupboard.

OUTSIDE

A five bar gate leads onto a gravel driveway with turning and parking for numerous cars. A large detached garage/workshop, with wooden doors open to allow parking for 2 cars with further space for storage or hobbies with water, power and light. This building has huge potential subject to the necessary planning consents. A pathway around the back to the private terrace with small area of lawn. The entire garden is fully enclosed by natural hedging, mature trees and shrubs with established flower borders, apple trees, well tended lawns and has fabulous rural views. In all we believe the plot size to be around 1/3rd acre. There is a old timber dog kennel with run behind a beech hedge.

SERVICES

Mains Electricity and Water with Oil Fired Central Heating and Private Drainage.

Broadband Availability: ADSL under 24 Mbps Superfast 24 - 100 Mbps

Mobile Availability: EE, O2 and Vodafone

VIEWINGS

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

DIRECTIONS

From Hayes End roundabout on A303 at South Petherton take the exit to Ilminster (old road) proceed through Lopen and Seavington and take the next turning right to Shepton Beauchamp. On entering the village turn right into Littlefields Lane/also known as Wash Cross and proceed down a narrow lane and at the bottom Witchend will be found on the right hand side.

FLOOD RISK STATUS

Very low risk



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.



Witchend
Approximate Gross Internal Area
148 sqm / 1593 sq ft

Ground Floor

First Floor



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

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