



Lamb Cottage, 9 Vicarage Street





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Tintinhull, Yeovil, Somerset BA22 8PY

Yeovil 3 miles, A303 2 miles, railway stations Yeovil (Waterloo) 2 miles & Castle Cary (Paddington) 13 miles

**A Handsome Semi-Detached Hamstone Cottage with generous & stylish accommodation including 3 double bedrooms (all en-suite), parking, garage & Mediterranean style South facing garden. EPC Band D.**

- Part of a small select development in the Heart of the Village
- Classic Country Kitchen/Dining room with bi-fold doors to outside
- 2 Further En-Suite Double Bedrooms
- High quality finish throughout
- Property Freehold. Garage Leasehold
- Generous Sitting Room with log burner
- Superb Principle Bedroom with vaulted ceiling, dressing room & en-suite
- Gated entrance, parking and garage
- Anthracite aluminium double glazing & gas fired central heating
- Council Tax Band E

## Guide Price £500,000

### SITUATION

Lamb Cottage is located in the heart of Tintinhull, a sought after Village within easy access of Yeovil and A303. The property is within walking distance of all village amenities including: Church, Primary School, Village Hall, recreation ground with tennis courts and open air swimming pool and is within the Conservation area.

### DIRECTIONS

From Yeovil take the Ilchester Road out of the town and follow the signs for Tintinhull. As you enter the village turn right into Vicarage Street, continue until you see the Village Hall on the left hand side and Lamb Cottage is directly opposite identified by our For Sale Sign. There is a small village car park next door on the right hand side.

### DESCRIPTION

Lamb Cottage is a beautifully converted semi-detached cottage of golden Hamstone elevations under a tiled roof that was once part of the old Lamb Inn. The pub closed and 8 years ago was converted into 2 high end properties as part of the exclusive Lamb Inn development which includes a further 4 new build properties. This select gated community provides safety and security with accommodation of extremely high quality. Lamb Cottage has been finished to a very high standard throughout with a contemporary cottage style and very generous accommodation. There is a superb combination of old features including mullion windows, beams, original front door with a stylish modern interior. The accommodation throughout is spacious with a touch of luxury and includes 3 double bedrooms all having en-suite facilities. On the ground floor there is engineering Oak fitted throughout with carpets on the stairs and throughout the first floor. Contemporary Oak internal doors are fitted throughout. Outside is an easy to maintain South facing Mediterranean style garden, fully enclosed with the addition of parking and a single garage.





**ACCOMMODATION**

To the front of the property are wrought iron railings and a gate leading along a flagstone path flanked by Cotswold stone to the original front door. There is a beautiful wall mounted lantern style outside light.

Inside is an entrance vestibule, large matwell and door to the Sitting Room; a welcoming room with original mullion windows inset with modern aluminium double glazed units and a fireplace complete with wood burning stove (installed in 2024), stone hearth and oak beam over. Double doors open into a spacious and dual aspect inner reception hall with a useful study area, stairs rise to the first floor, door to under stairs shelved pantry and access to the cloakroom with feature small square window, WC and vanity wash hand basin. From the hallway a door leads into the generous Kitchen/dining room; a stunning room with classical country style quality kitchen wall and floor units, extensive wooden work surfaces including a breakfast bar, sink unit with instant hot tap, integrated fridge freezer, oven, hob and extractor with space for a dishwasher. The Worcester gas fired boiler is neatly hidden in one of the cupboards. There is a wall mounted entry system control panel for the electric wooden gates and door outside. Step up into the Dining area with bi-fold doors at the far end that fully open to extend out into the garden. This lovely room benefits from the morning sun. From the hallway, stairs rise to the first floor.

A light and airy partially galleried landing benefits from 3 Velux windows, airing cupboard with large hot water tank and linen storage, access to the insulated loft space via a pull-down ladder. Bedroom one at the rear of the property is a wonderfully light room of very good proportions with a vaulted ceiling and stylish panelled feature wall, beams and views over the garden to fields beyond. Door to dressing room with hanging and shelf space leading into the spacious and luxurious En-suite Bathroom with enclosed bath, separate shower cubicle, wash hand basin, WC and tiled floor and surrounds, vaulted ceiling and Velux window. At the other end of the landing are two further double bedrooms both with high quality En-suite shower rooms and built-in wardrobes; the front bedroom features beautiful mullion stone windows.

**OUTSIDE**

To the front of the property and behind the railings is a small area suitable for pots. A private tarmac drive to the side of the Lamb Inn leads to wooden electric gates opening into a private paved courtyard drive with access to the parking space for Lamb Cottage. A wooden gate next to the parking space leads into the private and fully enclosed garden. Lamb Cottage is lucky to have a Mediterranean style garden which faces South and enclosed by a combination of stone walls, fencing, yew hedging and sleepers with a wonderful variety of climbing roses, jasmine and honeysuckle. There is a wooden pergola and log store. The garden is easy to maintain with a covering of Cotswold stone and a generous honeyed riven stone terrace providing a wonderful entertaining area just outside the bi-fold doors with easy access to the kitchen. The terrace has a contemporary aluminium pergola over with folding sunshade for use on those hotter summer days, outside lighting and an arched trellis lead to an enclosed path running along the side of the property, useful for bin storage with an outside tap.

The garage is located in a block of 4, accessed via double wooden gates with light, power and a further set of double wooden doors at the rear. Further parking could be provided by driving through into the end of the garden if required.

**SERVICES**

All mains services connected  
Gas fired central heating  
Flood Risk Status - Very Low (environment agency)  
Broadband Availability : Stand and Superfast (Ofcom)  
Mobile Availability : EE and O2 (Ofcom)  
Residents Association members contribute £100 annually towards maintenance of the driveway, courtyard, outside lights and gates (owned by the Developer who is a resident)

**LEASEHOLD INFORMATION**

Please note that the garage is leasehold dated 22nd March 2016  
999 year lease from and including 1st March 2016  
There are no monthly/annual charges in relation to this lease.

**VIEWINGS**

Strictly by appointment via the vendors selling agent. Stags, Yeovil office, telephone 01935 475000.

**RESIDENTIAL LETTINGS**





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		
Very energy efficient - lower running costs		
(92-101) 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		
	Current	Potential
	58	66
England & Wales		
EU Directive 2002/91/EC		

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