



Thatchcroft



Thatchcroft Watergore

, South Petherton, Somerset, TA13 5JQ

South Petherton village centre 0.8 miles. A303 0.4 miles.
Ilminster and Crewkerne 5 miles. Yeovil 9 miles.

A charming and recently refurbished detached Grade II listed hamstone cottage which is beautifully presented together with good size driveway for two vehicles and enclosed gardens. EPC Band D.

- Walking distance of South Petherton
- Three reception rooms
- Three double bedrooms
- Ample parking
- Freehold
- Refurbished thatched cottage
- Kitchen and Utility
- Bathroom and Shower room
- Private Gardens
- Council tax band D

Guide Price £500,000

SITUATION

Watergore is a small hamlet located between the villages of Over Stratton and South Petherton, which offers a great selection of day-to-day facilities including boutique stores, butcher, bakery, greengrocer, wine merchant, hospital, doctors surgery with pharmacy, newsagent and post office, along with a church, primary school, pub and restaurant. The village has an active community with an annual folk festival and local events throughout the year offering a variety of music, arts and culture. The larger town of Yeovil is within 9 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.

DESCRIPTION

Thatchcroft comprises a most attractive detached Grade II listed cottage constructed principally of hamstone and contained beneath a thatched roof, which was renewed in 2017. At a similar time the property was refurbished throughout including new double glazed windows and is offered in wonderful decorative order. The property enjoys many fine features associated with a house of this age, including inglenook fireplace, window seats and exposed beams. The cottage offers deceptively spacious accommodation with three reception rooms together with a kitchen, utility and shower room all on the ground floor. On the first floor, three double bedrooms and a family bathroom. Outside there are attractive gardens together with off road parking for at least two vehicles.



ACCOMMODATION

Thatched canopy porch with door leading to the sitting room which includes an initial lounge area with built in shelving, window seat and three wall lights, which then leads into a cosy sitting room centred on an inglenook fireplace with inset log burner on a flagstone hearth. Stairs rising to the first floor. Exposed ceiling timbers, window seat and four wall light points. Doorway leads with a step down into the snug which enjoys glazed french doors to the rear garden and loft access. From here there is a hallway with storage cupboard and a laundry room with worktop with space and plumbing beneath for a washing machine and also housing the Grant oil fired boiler. Adjoining shower room comprising shower cubicle, low level WC and pedestal wash hand basin, tiled floor, heated towel rail and window to rear and feature glass bricks.

From the sitting room a doorway leads into the dining room which enjoys views from two aspects with exposed beams, window seat and a hamstone fireplace with inset log burner on a tiled hearth. Further door with steps lead down to the kitchen which is comprehensively fitted and comprises 1 1/4 bowl ceramic sink with mixer tap over, adjoining worktops with a range of floor and wall mounted cupboards and drawers. Space for range style cooker with stainless steel hood over, recessed shelving and some exposed stonework. Quarry tiled flooring and stable door to the rear porch/boot room which has windows on two aspects, together with a tiled floor and glazed door to the rear garden.

The landing features attractive oak floorboards, together with some exposed stonework and beams. There is a useful store cupboard with hanging rail together with a separate linen cupboard and trap access to the roof void. Bedroom one has sloping ceilings together with exposed beams, oak floorboards and window to side. Bedroom two has a sloping ceiling with exposed beams and oak floorboards, together with stone chimney breast. Family bathroom comprising roll top bath and claw bath with shower attachment, low level WC and pedestal wash hand basin, exposed beams and tiled floor. Bedroom three with sloping ceiling, exposed timbers, window to side and oak floorboards.

OUTSIDE

To the front of the cottage is a low retaining wall with wrought iron gate and pathway leading to the front door. There are attractive flower and shrub borders together with a climbing rose to the front elevation. To the side of the property a pair to timber gates opens onto a driveway suitable for two vehicles where there can also be found a concealed oil tank and a magnificent Wisteria to the gable end of the cottage. A wrought iron gate leads to the rear garden which is fully enclosed with paved patio area, outside light and cold water tap. Shaped lawn together with attractive flower and shrub borders and a selection of trees including Ash and two Apple trees. There is also a selection of soft fruits including Gooseberries and Raspberry canes, as well as a glass top well, garden shed, summerhouse and log store.

SERVICES

Mains water, electricity and drainage are connected.
Oil fired central heating.
Mobile : O2 and Vodafone (ofcom)
Broadband : Standard, Superfast and Ultrafast (ofcom)
Flood risk status : Very low risk (environment agency)

VIEWINGS

Viewings strictly by appointment through the vendor's selling agent. Stags, Yeovil office, telephone 01935 475000

DIRECTIONS

From the Southfield roundabout at South Petherton exit at the roundabout in the direction of Ilminster, passing the petrol station and shop on your left hand side. Shortly after the turning to Over Stratton, fork right and at the junction continue straight across whereupon Thatchcroft will be seen on your right hand side, clearly identified by our For Sale board.



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 = 1587 sq ft / 147.4 sq m
For identification only - Not to scale

