



Rose Cottage





# Rose Cottage Snails

West Chinnock, Crewkerne, Somerset, TA18 7QF

Crewkerne & A303 3 miles Yeovil 7.5 miles

A three bedroom Grade II Listed end of terrace hamstone cottage, set within attractive gardens, with useful outbuilding and further garden on the opposite side of the lane, with extensive parking and double garage. In all approximately 0.37 acres.

- Edge of Village Location
- Kitchen/Breakfast Room
- 3 Bedrooms & Bathroom
- Extensive Parking & Double Garage
- Freehold
- Sitting Room
- Rear Hall, Cloakroom & Porch/Boot Room
- Attractive Cottage Gardens with Outbuildings
- In all approximately 0.37 Acres
- Council Tax Band D

## Guide Price £400,000

### SITUATION

Rose Cottage is situated on the south western outskirts of this popular village, with its church, primary school, village hall and public house. The market town of Crewkerne is within 3 miles, where an excellent range of shopping, recreational and scholastic facilities can be found, together with a Waitrose supermarket and a main line railway station to Exeter and London Waterloo. The major town of Yeovil is within 7.5 miles, where a greater selection of facilities can be found and the A303 is within 3 miles of the cottage providing excellent access to the region's roads.

### DESCRIPTION

Rose Cottage comprises a three bedroom end of terrace Grade II Listed cottage, constructed principally of hamstone and contained beneath a tiled roof. The property benefits from well proportioned accommodation, with many fine character features, together with an oil fired central heating system. It enjoys a delightful sitting room, with hamstone fireplace, together with a good sized kitchen/breakfast room, rear hallway with cloakroom and rear porch/boot room, all on the ground floor and on the first floor three good sized bedrooms together with a family bathroom. Outside the cottage enjoys attractive cottage gardens to the side, with a useful range of outbuildings and on the opposite side of the lane a large parking area, together with a detached double garage. Beyond here is a small paddock area and in all extending to approximately 0.37 acres.





**ACCOMMODATION**

A small trellis entrance porch with courtesy light protects the glazed door which leads into the entrance hallway, with flagstone flooring, radiator, glazed door to sitting room and further door to kitchen/breakfast room, extensively fitted and comprising single drainer stainless steel sink with taps over. Adjoining worktops with a range of floor and wall mounted cupboards and drawers. Space for dishwasher and inglenook fireplace with beam over and inset electric cooker, together with adjoining worktops with cupboards and drawers beneath. Useful store cupboard, window to front and radiator. Stairs to first floor with cupboard under and utility area, with space and plumbing for washing machine, tumble dryer, fridge/freezer, etc. Window to side and further door to sitting room, with attractive hamstone fireplace with inset cast iron grate, with stone over mantle and beam over. Store cupboard to side, two radiators, window seat front and sealed staircase to first floor. Door to rear hall, with flagstone flooring, radiator, coat hooks, Grant oil fired boiler and glazed door to rear porch/boot room, which is glazed on three sides and with stable door to garden. Cloakroom with low level WC, pedestal wash hand basin and window to rear.

Landing with window to rear, airing cupboard housing the factory lagged copper cylinder with immersion heater and slatted shelving, together with a trap access to roof void. Bedroom 1, with views from two aspects, radiator and exposed beams. Bedroom 2, with window to front, radiator, store cupboard and trap access to roof void. Bedroom 3, with window to front and radiator. Bathroom comprising panelled bath, separate shower cubicle, low level WC and pedestal wash hand basin. Radiator and window to side.

**OUTSIDE**

The property is protected from the lane by a low stone wall, with pathway leading to the front door, with various shrubs and bushes to front. A side gate leads to a large concrete area with concealed oil tank and cold water tap. There is a useful range of outbuildings here including a block and stone shed under a tiled roof, wooden shed under a corrugated iron roof, together with some raised beds. Brick and stone store shed under a tiled roof, with adjoining log store. Beyond here is a lawned garden, which is hedged together with a raised seating area. To the rear of the property is a pathway, protected by a block wall over which the neighbouring cottage (Middle Cottage) has a right of way.

On the opposite side of the lane a pair of five bar timber gates opens into a large gravelled parking area, together with a useful detached double garage, which is constructed of block and timber clad under a tiled roof. It is approached through two metal up and over doors. Beyond this area is a small paddock which is hedged and fenced, together with some post and rail fencing and also benefits from a useful block built shed. In total the grounds extend to approximately 0.37 acres.

**SERVICES**

Mains water, electricity and drainage are connected. Oil fired central heating.  
Broadband availability : Standard (ofcom)  
Mobile availability : EE, Three, O2 and Vodafone (ofcom)  
Flood Risk Status : Very Low Risk (environment agency)

**VIEWINGS**

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

**DIRECTIONS**

From the centre of Crewkerne, head north along the A356 towards the A303. Continue pass the Merriott turning on your left hand side and after a sharp bend in the road, continue up the hill, turning right, signposted West Chinnock. Continue along here for approximately 0.25 miles whereupon Rose Cottage will be seen on the right hand side, clearly identified for our For Sale board, with its parking area and garage immediately opposite the cottage.





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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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