



Middle Cottage



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Snails Hill, West Chinnock, Somerset, TA18 7QF

Crewkerne & A303 3 miles Yeovil 7.5 miles

A Grade II Listed terraced hamstone cottage, in need of updating, with courtyard garden to rear and large cottage gardens, with outbuilding on the opposite side of the lane. In all approximately 0.25 acres. EPC Exempt - Grade II listed

- Edge of Village Location
- Sitting Room with multifuel stove
- Inner Hallway & Bathroom
- Main Bedroom
- Freehold
- Character Cottage in need of updating
- Kitchen with adjoining Rear Porch
- Large walk through Bedroom/Landing
- Courtyard to rear & Large Cottage Gardens opposite
- Council Tax Band C

Guide Price £225,000

SITUATION

Middle 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

Middle Cottage comprises a 1/2 bedroom terraced cottage, being Grade II Listed and constructed principally of hamstone and contained beneath a tiled roof. Although the property is in need of updating, it offers purchasers the opportunity to refurbish to their own specification, subject to the necessary consents. The property does benefit from an oil fired central heating system, together with a solid fuel stove in the sitting room. Adjoining is the kitchen, together with large rear porch, inner hallway and bathroom, all on the ground floor and on the first floor a large landing/walk through bedroom leading to the main bedroom.

Outside the cottage enjoys a private courtyard to rear and on the opposite side of the lane can be found a large private cottage garden, with useful outbuilding, in all extending to approximately 0.25 acres.



ACCOMMODATION

Small entrance porch protects the front door which leads directly into the sitting room, with a recessed brick fireplace with inset multifuel stove, with brick arch over. Views from two aspects, radiator and door to boiler cupboard, housing the oil fired boiler. Adjoining kitchen comprising single drainer stainless steel sink with taps over. Adjoining worktops with a range of floor and wall mounted cupboards and drawers. Exposed beams, larder, tiled floor and radiator. Door with staircase rising to first floor and glazed door to rear porch, which is glazed on three sides, set beneath a poly carbonate roof and with a UPVC door leading to the rear courtyard.

Leading off the kitchen can be found the inner hallway, again with a tiled floor, coat hooks and glazed door to bathroom, comprising enamel bath, with electric shower over. Pedestal wash hand basin and low level WC. Tiled floor and radiator.

On the first floor is a spacious landing/potential bedroom 2, which enjoys views from two aspects. There are exposed beams, radiator and an airing cupboard housing the hot water cylinder and water tank. From here a doorway leads into the main bedroom, which enjoys views from two aspects and has a range of built in shelving to one wall, with hanging rail and radiator.

OUTSIDE

The cottage is protected from the lane by a low stone wall, with a gateway and path leading to the front door. There are a fine selection of climbing roses to the front elevation. To the rear of the cottage is a walled courtyard, with oil tank and a honeysuckle. The courtyard is accessed via a right of way over the adjoining cottage know as Rose Cottage.

On the opposite side of the lane is a delightful cottage garden, accessed through a picket gate. It comprises a large lawned area with various shrubs, bushes and trees, together with a coal house and log store. Useful garden shed, measuring approximately 15ft x 12ft, with adjoining raised patio over which there are delightful views. Beyond the main garden is a further lawned area, previously used as a vegetable garden, along with several fruit trees. In total the grounds extend to approximately 0.25 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 Middle Cottage will be seen on the right hand side, clearly identified for our For Sale board. Parking is available on the road immediately opposite the cottage.

AGENTS NOTE

Middle Cottage is subject to a flying freehold.



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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