



Woodbury Cottage, 121, Middle Street



Woodbury Cottage,

Bower Hinton, Martock, Somerset TA12 6LL

A303 0.25 miles. South Petherton 2.5 miles. Yeovil, Crewkerne, Langport and Somerton 7 miles.

A greatly extended four/five bedroom end of terrace cottage, providing spacious and flexible accommodation incorporating a superb kitchen/diner/family room and all set within private gardens. EPC Band C.

- Hallway and Laundry/Gym
- Two reception rooms and Shower room
- Open plan living/kitchen/family room
- Three first floor bedrooms
- One en suite and family bathroom
- Attic bedroom
- Beautiful Landscaped gardens
- Freehold
- Council Tax Band C

Guide Price £550,000

SITUATION

Woodbury Cottage is located in a delightful part of Bower Hinton with its nearby farm shop and cafe, along with a nearby hotel/restaurant and public house. Martock is within 1 mile where a good range of day-to-day facilities can be found including a small supermarket, bakery and butchers, post office, pharmacy, doctors' and dental surgeries and a vets, together with a primary school. The A303 is within 1/2 a mile and Yeovil within 7 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

Woodbury Cottage is a charming hamstone cottage, contained beneath a tiled roof. Over the years the property has been extended to provide spacious and flexible accommodation over three floors and benefits from uPVC double glazed windows and doors throughout, together with gas fired central heating and underfloor heating within the superb kitchen/living/family room and its adjoining rear hall, snug/bedroom five and shower room. An internal viewing of the property is strongly recommended to realise the space and flexible living that Woodbury Cottage offers. It also has the benefit of delightful gardens to the rear, ideally suited for outdoor entertaining, together with a sunken garden and Mediterranean style gardens in which to enjoy the peace and tranquility of the area.



ACCOMMODATION

Glazed uPVC door to the entrance hall with stairs rising to the first floor with cupboard under. Sitting room with hamstone fireplace with inset log burner and window to front. Adjoining gym/laundry room with a sealed fireplace with glazed arched doorway leading to a superb kitchen/dining/family room which enjoys bi-fold doors to the garden and a triple glazed glass lantern roof. The kitchen is comprehensively fitted and comprises 1 1/4 bowl sink with granite drainer and worktops, with an excellent range of floor and wall mounted cupboards and drawers. Integrated Siemens induction hob with extractor over and two Neff electric ovens both with grills, together with warming drawer. Bosch dishwasher and granite island/breakfast bar with cupboards under and wine fridge. Built cupboards with space for an American style fridge/freezer and wonderful marble flooring with zoned underfloor heating and door returning to the hallway. Inner hall again with underfloor heating, with adjoining shower room comprising shower cubicle, low level WC and vanity unit. Sung/bedroom five, again with zoned underfloor heating and window to front.

First floor landing with stairs rising to the second floor. Bedroom two with window to rear enjoying far distant views. Bathroom comprising panelled bath with shower attachment, low level WC, vanity unit and heated towel rail. Bedroom one with a range of fitted wardrobes including over head cupboards, window to front and door to en suite shower room, comprising large walk-in shower, low level WC, vanity unit with inset wash hand basin, heated towel rail and window to rear with far distant views. Bedroom three with built in wardrobe and window to front.

Second floor landing with door leading to bedroom four, currently used as a home office, with a vaulted ceiling, dormer windows to rear enjoying far distant views. Built in cupboard and shelving area.

OUTSIDE

The cottage is protected by a hamstone wall with wrought iron railings, together with a wrought iron gate with pathway leading to the front door. The front garden is fully paved and has attractive borders including an abundance of Lavender and a fine Rose. There is also a useful wooden bin storage and recycling storage area.

To the rear of the property is a raised sun terrace, protected by raised planters, along with a cold water tap, outside electrics and lighting. Steps lead down to a sunken garden area, a large shaped lawn with attractive flower and shrub borders, brick Bar-B-Que and walled and fenced boundaries. A pathway leads through a pergola festooned with Roses and Honeysuckle, with a cobbled pathway leading to a secret Mediterranean style garden, with a central bed of Lavender, together with various shrubs and bushes including Palms and Ferns. Here there can be found a seating area with a grapevine and a useful summerhouse/garden store connected with power and light.

VIEWINGS

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

SERVICES

All mains services are connected.
Gas fired central heating.
Broadband: Standard, Superfast and Ultrafast (ofcom)
Mobile: O2, Three, EE and Vodafone (ofcom)
Flood risk status: Very low risk (environment agency)

DIRECTIONS

At the Cartgate roundabout on the A303 head west towards South Petherton, passing the BP garage on your left hand side. After approximately 3/4 of a mile turn left onto a slip road towards Crewkerne. At the T-junction turn right, passing beneath the A303 and follow the road around to the right and continue up the hill, turning left towards Bower Hinton and Martock. On entering the village, take the 2nd turning left, just before The Hollies Hotel into Middle Street, then turn immediately left whereupon Woodbury Cottage will be seen a short distance along on the right hand side, clearly identified by our For Sale board.


RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01935 475000 or via email lettings@stags.co.uk



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	76	81
(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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