



Tenure: Freehold

Council Tax: Band D

Energy Performance Rating: E (54)

Services: Mains Electric and Water. Oil Fired Heating. Private Septic Tank for Drainage.

Viewing

Strictly by appointment only via sole selling agent Tarr Residential on 01460 68890 or at 35 Fore Street, Chard, Somerset TA20 1PT.

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The Fixtures, Fittings and Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale



Guide Price: £650,000
Saddle Street, Thorncombe, Nr Chard,
Somerset TA20 4PY

Independent Sales, Lettings and Property Management Agents
 Tarr Residential Ltd Company Number 07042284 trading as Tarr Residential. Registered at 35 Fore Street, Chard, Somerset TA20 1PT
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T: 01460 68890
E: chard@tarrresidential.co.uk
W: www.tarrresidential.co.uk

Tarr Residential

Ferndale Cottage,
Saddle Street,
Thorncombe, Nr Chard,
Somerset
TA20 4PY



Guide Price: £650,000

- Superb Detached Modern Cottage
- 3 Double Bedrooms & 1 Single Bedroom
- Kitchen with Inglenook Fireplace & Island
- Triple Aspect Sitting Room
- Separate Dining Room with Fireplace
- Utility Room, Cloakroom & Entrance Hall
- First Floor 3 Piece White Suite Bathroom
- Double Glazing & Oil Fired Heating
- Off Road Parking for Multiple Vehicles & Garage
- Rear Garden with Stunning Countryside Views



Located on the very village edge of Thorncombe on Saddle Street and enjoying superb countryside side views from the rear aspect and private garden is this attractive flint stone built modern detached cottage with 4 bedrooms, garage and off road parking for multiple vehicles. The spacious property comprises; entrance hall, 16ft dining room with open fireplace and access to the patio, 23ft kitchen/breakfast/family room with an inglenook style fireplace, log burner, island feature and pantry, utility room, cloakroom, triple aspect sitting room and a first floor white suite family bathroom. Further benefits from double glazing and oil fired heating.



Approach
Approached from the quiet 'no through' lane to the off road parking area with space for multiple vehicles heading the garage. The open storm porch to the front aspect with a timber part glazed entrance door opens to:

Entrance Hall
A spacious hall with stairs rising to the first floor, wood effect laminate flooring, single panel radiator, telephone point and a coved ceiling. Double glazed french doors opening to the rear patio. Wood latch and brace internal doors to most rooms and including:

Dining Room: 16' 7" x 12' 2" (5.06m x 3.72m)
A triple aspect room with double glazed windows to the front, side and rear with superb views over open countryside from the rear. Attractive feature stone built open fireplace. Wood effect laminate flooring, single panel radiator, two wall light points, smoke detector and a coved ceiling.

Kitchen/Breakfast/Family Room: 23' 11" x 14' 6" (7.28m x 4.41m) (max)
A superb room with a feature inglenook style fireplace with timber mantle and an inset log burner. Two double glazed windows to the front aspect. Fitted with a modern range of white gloss fronted wall and base units with rolled edge worktops and splash backs over. Inset stainless steel bowl and drainer with mixer tap over. Large island feature with a built in Beko double oven, Belling hob and and stainless steel chimney style extractor over. Pop-up power point. Space and plumbing for a dishwasher and ample spaces for upright fridge and separate freezer. Wood laminate flooring, recessed ceiling spotlights and a coved ceiling. Access to a built in pantry with shelving and light connected. Opening to the sitting room and a door to:

Utility Room: 12' 0" x 6' 0" (3.67m x 1.84m)
Fitted with a range of white fronted wall and base units, rolled edge worktops and an inset stainless steel bowl and drainer with taps over. Space and plumbing for both a washing machine and tumble dryer. Floor mounted oil fired Warmflow boiler. Double glazed window to the rear aspect, tiled flooring, wall mounted electric heater, access to the roof void, smoke detector and a coved ceiling. Internal access door to the garage and a further door to:

Cloakroom: 6' 11" x 6' 0" (2.10m x 1.83m)
Fitted with white two piece suite comprising; low level WC and a pedestal wash hand basin with taps over. Obscure double glazed window to the side aspect, part tiled walls and tiled flooring.

Sitting Room: 17' 10" x 12' 10" (5.44m x 3.90m)
A triple aspect room with double glazed windows to the side and rear over looking the garden and countryside beyond. Double glazed french doors opening to the patio. Wood effect laminate flooring, double panel radiator, TV point and a coved ceiling.

First Floor Landing
A spacious landing with a double glazed window to the rear aspect with excellent views and a skylight window. Deep built in cupboard with timber slatted shelving and housing the hot water cylinder tank and immersion heater. Access to the roof void and a smoke detector.

Bedroom 1: 16' 7" x 12' 2" (5.06m x 3.72m)
A triple aspect room double glazed windows to the front, side and rear with excellent countryside views. Built in single wardrobe, wood effect laminate flooring and a double panel radiator.

Bedroom 2: 17' 11" x 10' 11" (5.47m x 3.34m)
A dual aspect room with double glazed windows to the rear and side with countryside views. Single panel radiator and a TV point.

Bedroom 3: 16' 7" x 10' 8" (5.06m x 3.25m) (max)
Double glazed window to the front aspect and a feature circular window to the side. Built in triple wardrobe with mirror fronted sliding doors. Dressing table feature, single panel radiator and two wall light points.

Bedroom 4: 8' 11" x 8' 3" (2.72m x 2.52m) (max)
Skylight window to the front aspect and wood effect laminate flooring.

Bathroom: 12' 5" x 7' 4" (3.79m x 2.23m)
Fitted with a modern white three piece suite comprising; 'P' shaped panel bath with a mixer tap and wall mounted Triton electric shower over. Wall mounted vanity unit with an inset wash hand basin over and storage drawers beneath. Low level WC. Obscure double glazed window to the front aspect, wood effect laminate flooring, part tiled walls, chrome ladder style heated towel rail, shaver point and recessed ceiling spotlights.

Garage: 19' 7" x 10' 1" (5.97m x 3.07m)
An attached garage with a pitched and tiled roof (potential to provide additional storage within the eaves). Up and over door opening to the off road parking area to the side of the property. Double glazed window to the front aspect and an internal access door to the utility room. Wall mounted electric consumer unit and meter. Wall mounted water tap. Power and light connected.

Outside
The property enjoys a superb position on the quiet 'no through' lane of Saddle Street and enjoys stunning views over open countryside from the rear aspect and garden. Off road parking to the side of the property has space for multiple vehicles and has access to the garage. A further metal store is also available. The front door is accessed from the open storm porch. A timber gate from the parking area opens to:

The gently sloping rear garden is of a good size, private and benefits from a large patio which can be accessed from the hall, sitting room and dining room doors. Steps lead down to the main lawn and the entire is all enclosed by a combination of 'post and rail' fencing and mature hedgerows. A further access gate to the side opens to Saddle Street on the front aspect. Oil storage tank.