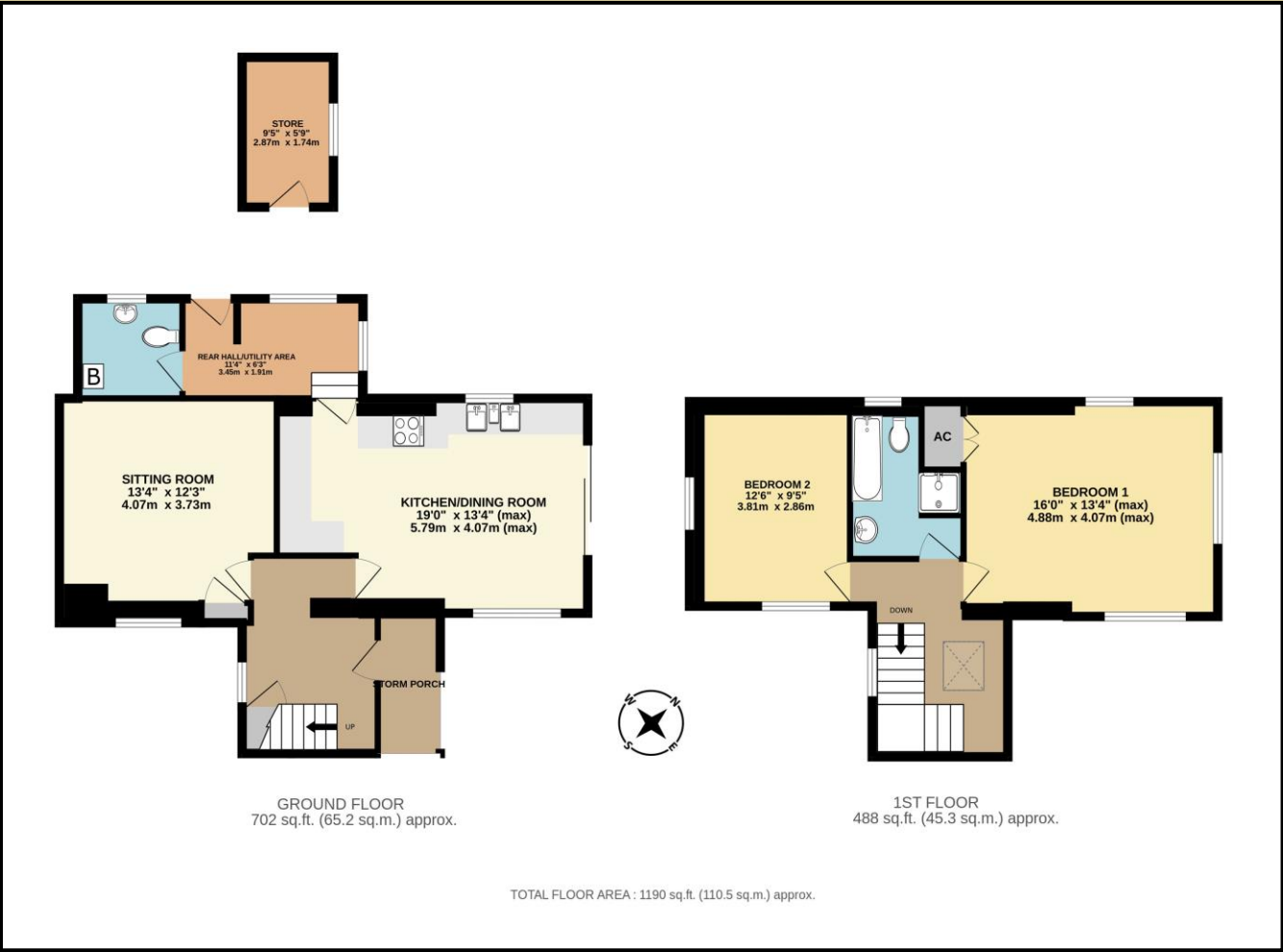




Tenure: Freehold

Council Tax: Band C

Energy Performance Rating: Band TBA

Services: Mains Electric and Water. Oil Fired Heating. 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: £550,000

**Sticklepath, Combe St Nicholas, Nr Chard,
Somerset TA20 3HH**

Sunny Cottage, Sticklepath, Combe St Nicholas, Nr Chard, Somerset TA20 3HH

Guide Price: £550,000



- NO ONWARD CHAIN
- Detached Property set within Approx 2 Acres
- Stunning Far Reaching Views
- 2 Double Bedrooms
- 19ft Kitchen/Dining Room
- Separate Sitting Room
- Rear Porch/Utility Area & Cloakroom
- First Floor 4 Piece Bathroom Suite
- Double Glazing & Oil Fired Heating
- Excellent Potential for Further Improvement



Set within mature grounds and paddock totalling approximately 2 acres and enjoying stunning far reaching views across the Somerset levels and beyond is this detached 2 double bedroom property with great potential for further development/improvements (subject to the required planning permissions). All situated on the hamlet edge of Sticklepath near Combe st Nicholas. The property comprises; entrance hall with flagstone floor, kitchen/dining room with access to the patio, rear porch/utility area, cloakroom, separate sitting room and a first floor 4 piece white suite bathroom. Further benefits from double glazing, oil fired heating and off road parking for multiple vehicles.

Approach

Approach from the quiet country lane to a gated entrance giving access to the long track leading to the off road parking area with ample space for multiple vehicles. Steps lead down to a hardstanding, south facing seating area and access to the open storm porch heading the solid wood front door opening to:

Entrance Hall

With a flagstone floor, solid wood staircase rising to the first floor with a built in storage cupboard below. Double glazed window on the half landing to the side aspect and a single panel radiator. Solid wood doors to:

Kitchen/Dining Room: 19' 0" x 13' 4" (5.79m x 4.07m) (max)

A triple aspect room with double glazed sliding doors opening to the patio with stunning views across the Somerset levels and beyond. Further double glazed windows to the front and rear. Fitted with a range of solid wood wall and base units, rolled edged worktops over and all complemented by tiled splash backs. Inset 2 and a half wash bowls with mixer tap over. Space for an electric cooker with extractor over. Exposed timber beams, tiled flooring, TV and telephone points, wall mounted radiator and a portable heating thermostat. Door and steps down to:

Rear Porch/Utility Area: 11' 4" x 6' 3" (3.45m x 1.91m)

Double glazed windows to the rear and side aspects, tiled flooring, single panel radiator, space and plumbing for a washing machine. Wall mounted high level cupboards and a part glazed door opening to outside. Door to:

Cloakroom: 6' 8" x 6' 6" (2.02m x 1.97m)

Fitted with a white two piece suite comprising; Low level WC. Wall mounted wash hand basin with taps over. Double glazed window to the rear aspect, tiled flooring and high level wall cupboards. Floor mounted Worcester gas fired boiler.

Sitting Room: 13' 4" x 12' 3" (4.07m x 3.73m)

Double glazed window to the front aspect, exposed timber beams, tiled flooring, single panel radiator and a TV point. Built in storage cupboard.

First Floor Landing

With a skylight window to the front aspect, solid wood flooring and a smoke detector. Solid wood doors to all first floor rooms.

Bedroom 1: 16' 0" x 13' 4" (4.88m x 4.07m) (max)

A triple aspect room with a double glazed window to the side aspect with superb far reaching views . Further double glazed windows to the rear and side with views over fields and Sticklepath. Solid wood flooring exposed timber beams, two single panel radiators, four wall light points and a TV point. Built in cupboard housing the hot water cylinder tank and immersion heater.

Bedroom 2: 12' 6" x 9' 5" (3.81m x 2.86m)

Double glazed window to the front and side aspects, wood flooring, single panel radiator, TV and telephone points.

Bathroom: 9' 4" x 7' 1" (2.85m x 2.16m) (max)

Fitted with a white four piece suite comprising; square cubicle with a glass door and wall mounted Mira thermostatic shower over. Panel bath with taps over. Pedestal wash hand basin with taps over and a low level WC. Double glazed window to the rear aspect, part tiled walls and a single panel radiator. Access to the roof void.

Store: 9' 5" x 5' 9" (2.87m x 1.74m)

A useful block built store located to the rear of the property with a window to the side aspect.

Outside

The property enjoys grounds of up to two acres and accessed via a gated entrance from the quiet country to a track leading to the off road parking area with space for multiple vehicles. The sloping mature gardens enjoy stunning far reaching views across the Somerset levels and beyond.

Steps lead down from the parking area to a hardstanding, south facing seating area also giving access to the main entrance door. A summerhouse with verandah benefits from superb views. The oil storage tank is set to the side of the property. Greenhouse. A useful block built store is at the rear of the property.