



**DERBYSHIRE'S**  
— *Village and Country* —

Mulberry Cottage, Quarry Lane, Combe St. Nicholas,  
TA20 3PH



A well presented detached family home in the picturesque village of Combe St Nicholas. The house comprises: Entrance hall, cloakroom, sitting room, kitchen/breakfast room, conservatory/dining room, utility, boot room, office/downstairs bedroom, 3 further bedrooms (each with an ensuite), garden, garage and parking.

The village of Combe St Nicholas offers amenities including primary school, public house, church and shop/post office. Approximately 3 miles away is the town of Chard, which provides a more extensive range of facilities. The local area is well served by numerous footpaths, bridleways and quiet lanes, offering excellent opportunities for cycling, walking and horse riding. There are a number of schools for all ages within easy travelling distance, including private schools at Chard, Taunton and Yeovil.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	57	69	(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

- DETACHED FAMILY HOME
- SOUGHT AFTER VILLAGE
- SITTING ROOM
- KITCHEN/BREAKFAST ROOM
- CONSERVATORY/DINING ROOM
- UTILITY AND BOOT ROOM
- CLOAKROOM
- 4 BEDROOMS AND 3 BATHROOMS
- GARAGE/PARKING
- GARDEN

Mulberry Cottage, Quarry Lane, Combe St. Nicholas, TA20 3PH  
**Guide Price £495,000**

### **ENTRANCE HALL**

Door to the front, stairs to the 1st floor, telephone point, 1 x radiator.

### **SITTING ROOM**

*16'4" x 13'9" (5m x 4.2m)*

Windows to the front and side, French doors to the side patio, fireplace with brick surround and wood burning stove, TV point.

### **KITCHEN/BREAKFAST ROOM**

*16'4" x 12'1" (5m x 3.7m)*

Windows to the front and rear, a good sized kitchen with a comprehensive range of fitted wall and base storage units, integral electric oven, 4 ring gas hob and dishwasher. 2 bowl ceramic sink with mixer tap, space and plumbing for an American style fridge/freezer, TV point, 1 x radiator.

### **CONSERVATORY**

*14'9" x 9'10" (4.5m x 3m)*

French doors to rear garden, 2 x radiators.

### **UTILITY**

*7'10" x 5'2" (2.4m x 1.58m)*

Belfast sink with mixer tap, space and plumbing for a washing machine and tumble dryer, built in cupboards and worktops.

### **BOOT ROOM**

*7'10" x 9'10" (2.4m x 3m)*

Window and door to the side, heated towel rail.

### **CLOAKROOM**

WC, basin, extractor fan.

### **STUDY/BEDROOM 4**

*9'10" x 7'2" (3m x 2.2m)*

Window to the side, 1 x radiator.

### **1ST FLOOR LANDING**

Hatch to loft space, 2 x radiators, airing cupboard.

### **BEDROOM 1**

*13'9" x 10'2" (4.2m x 3.1m)*

Windows to the front and side, built in wardrobes, 1 x radiator.

### **ENSUITE**

*6'6" x 6'2" (2m x 1.9m)*

Window to the rear, shower cubicle, WC, basin with vanity unit, heated towel rail, extractor fan.

### **BEDROOM 2**

*13'9" x 11'1" (4.2m x 3.39)*

Windows to the front and side, built in wardrobes, TV point, 1 x radiator.

### **ENSUITE**

*8'10" x 5'2" (2.7m x 1.6m)*

Window to the rear, shower cubicle, WC, basin with vanity unit, heated towel rail, shaver point, extractor fan.

### **BEDROOM 3**

*13'9" x 9'10" (4.2m x 3m)*

Triple aspect windows, walk in wardrobe, 1 a radiator.

### **ENSUITE**

*7'2" x 6'2" (2.2m x 1.9m)*

Window to the rear, shower cubicle, WC, basin with vanity unit, heated towel rail, extractor fan.

### **GARAGE**

*19'8" x 7'2" (6m x 2.2m)*

Up and over door to the front, window to the side, lighting and power.

### **DRIVEWAY**

With ample parking.

### **GARDEN**

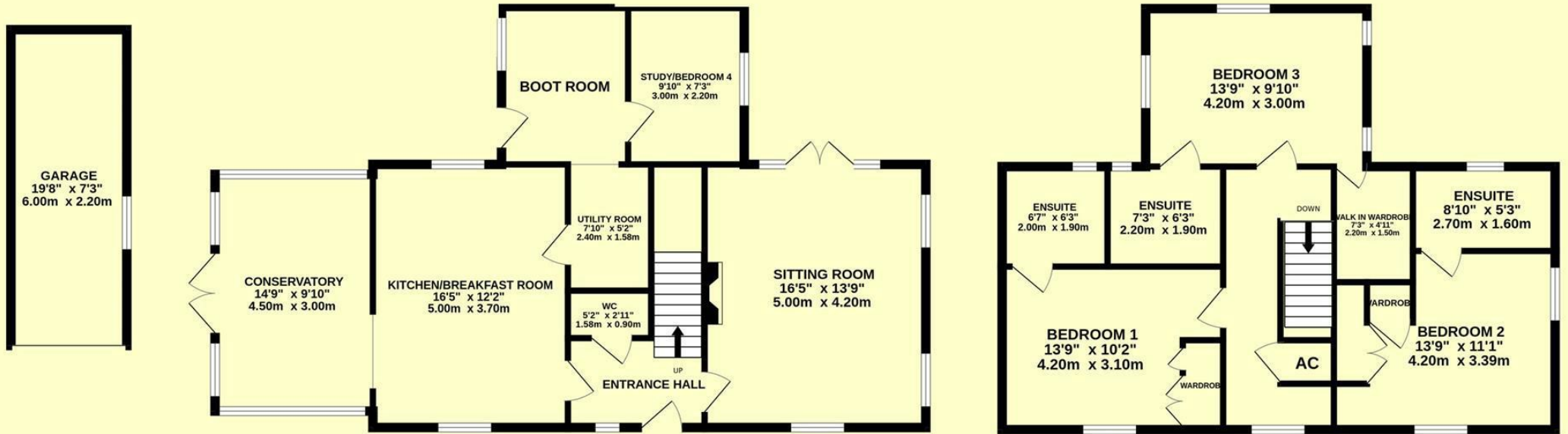
The garden of Mulberry Cottage is fairly low maintenance but a particular feature of the house. Leading out from the conservatory is a good sized paved patio which leads up some steps onto a lawn to one side, with flower borders, and a raised deck dining area to the other with a pond and waterfall. To the side is a further large paved area and a gate which leads to a further patio that is a real sun trap.

### **LOCAL AUTHORITY**

Somerset Council - Band D.

### **SERVICES**

Mains, electricity, water and drainage are connected to the property. Oil fired central heating.



**GROUND FLOOR**  
997 sq.ft. (92.7 sq.m.) approx.

**1ST FLOOR**  
700 sq.ft. (65.1 sq.m.) approx.

**TOTAL FLOOR AREA : 1698 sq.ft. (157.7 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2023





**Directions -**  
Upon entering the village of Coombe St Nicholas from the Chard direction take the right turn onto Underway. Continue along Underway nearly to the top then take the right turn onto Quarry Lane where the house can be found on the corner.







**DERBYSHIRE'S**  
— *Village and Country* —

7, High Street, Chard, Somerset, TA20 1QF  
[www.derbyshires.net](http://www.derbyshires.net) 01460 63600