



**DERBYSHIRE'S**  
— Estate Agents —

Crow Lane Cottage Donyatt, TA19 0RG



A well presented 3 bedroom Character cottage located in the popular village of Donyatt. Thought to date back to the 16th Century and was formerly the village Post office. Donyatt boasts a village pub, hall and shop . Chard and Ilminster are nearby providing a wide variety of shops and amenities. The nearby A303 affords good communications east and west and the M5 is 12 miles away at Taunton. Accommodation briefly consist of : entrance porch, lounge, kitchen/diner with cloakroom off, 3 bedrooms, family bathroom. Outside there is off road parking for 2 cars and an enclosed garden mainly laid to lawn.



- Character village cottage
- Presented in excellent order throughout
  - 3 bedrooms
  - Off road parking
- Sought after village location
  - Oil fired central heating
  - No onward chain

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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	

	Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
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**Offers In The Region Of £285,000**

### **ENTRANCE PORCH**

with traditional wooden front door opening on to spacious hallway, opening onto

### **KITCHEN/DINER**

*15'5" x 11'5" (4.7m x 3.5m )*

window to front, range of fitted base and wall units finished in cream and providing ample worktop space. Integrated cooker and hob with extractor over, space and plumbing for dishwasher, space for fridge/freezer, tiled floor, spotlights to ceiling. Door to:

### **CLOAKROOM**

obscure window to front, low level WC , handbasin and space and plumbing for washing machine.

### **LOUNGE**

*14'5" x 13'9" (4.4m x 4.2m )*

a charming, character room with beams and inglelnook fireplace with wood burner, window to side, fitted carpet. Stairs leading to:

### **BEDROOM 1**

*11'5" x 11'1" (3.5m x 3.4m)*

beamed ceiling, window to side, radiator, fitted carpet.

### **BEDROOM 2**

*11'5" x 7'10" (3.5m x 2.4m)*

beamed ceiling, window to front, radiator, fitted carpet.

### **BEDROOM 3**

*8'6" x 6'10" (2.6m x 2.1m)*

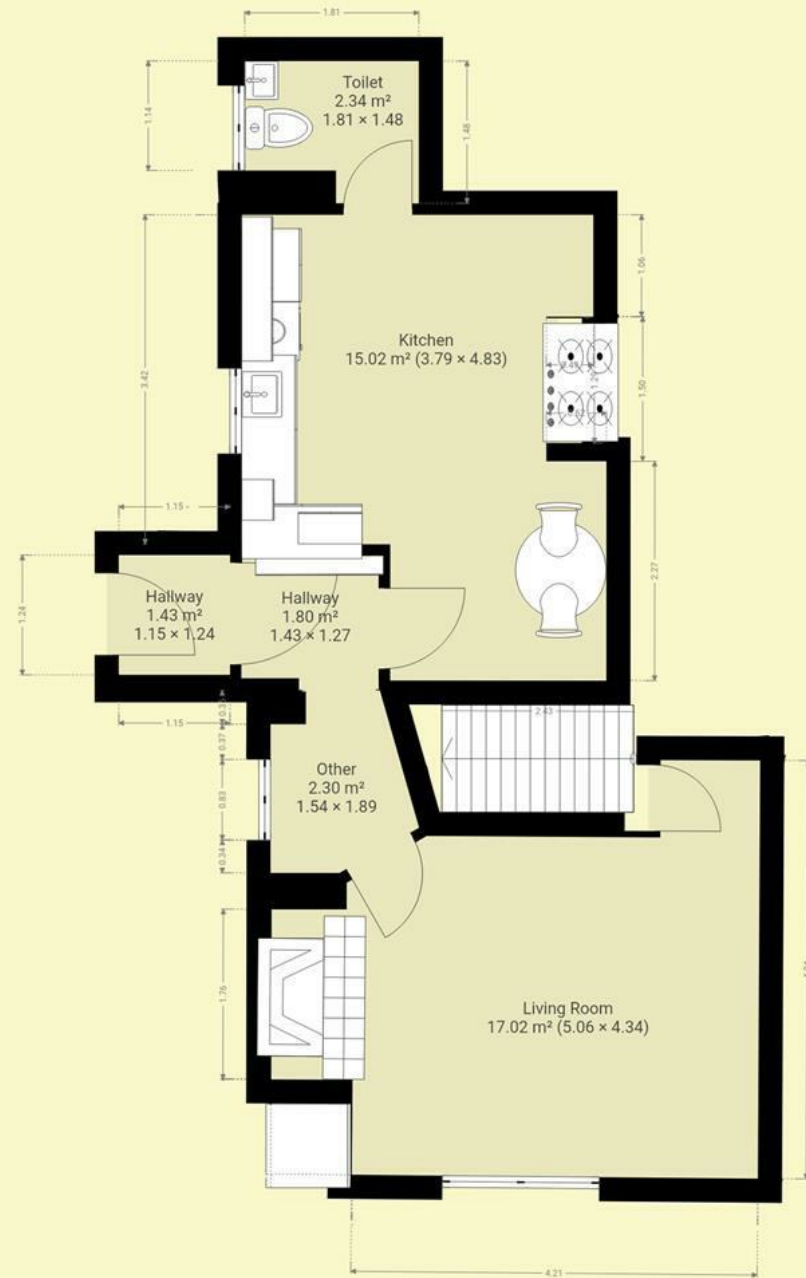
window to rear, radiator, fitted carpet.

### **AGENTS NOTES**

Crow lane Cottage and Grimsters, next door, were originally one property, when split it created small areas of flying freehold where the master bedroom of Crow Lane Cottage overlaps the lounge of Crimsters and the bedroom overhangs the logstore. Main water & drainage & electric. EPC D, council tax band B.

### **OUTSIDE**

Outside there is off road parking for 2 cars and an enclosed garden mainly laid to lawn.







**Directions -**  
Leave Chard on the A358 towards Ilminster. Enter the village of Donyatt passing the village hall on your left. Take the next left and the property can be found on the corner marked by a Derbyshire's For Sale board.







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