



Montys Hamlet is located off Wick Lane lying between Norton Fitzwarren and Cotford St Luke approximately 3 miles from the county town of Taunton. The hamlet was created by a conversion of the former farmhouse and its adjoining courtyard barns.

Dairy Cottage is a most delightful property created by the skilful and sympathetic refurbishment of a former character farmhouse. The cottage provides a deceptively spacious range of family accommodation, well presented throughout with many appealing features. The ground floor provides an entrance hall which leads into the impressive large living room, providing generous sitting and dining areas with French doors to the rear garden. The feature fireplace has a wood burning stove.

The kitchen breakfast room has a range of built in appliances and a Belfast sink. Adjoining the kitchen is a utility room with a doorway to the downstairs cloakroom. On the first floor level there are three bedrooms. The master enjoying an on suite shower room. There is a separate family bathroom. To the rear of the property there is a delightful fully enclosed garden with rear access. Approximately 100 foot south facing garden. To the front of the property there is an attractive feature of a well.

The property has a 2 year old high efficiency gas boiler, full double glazing and benefits from 16 solar panels on the south facing roof, giving a substantial income and free daytime electric.

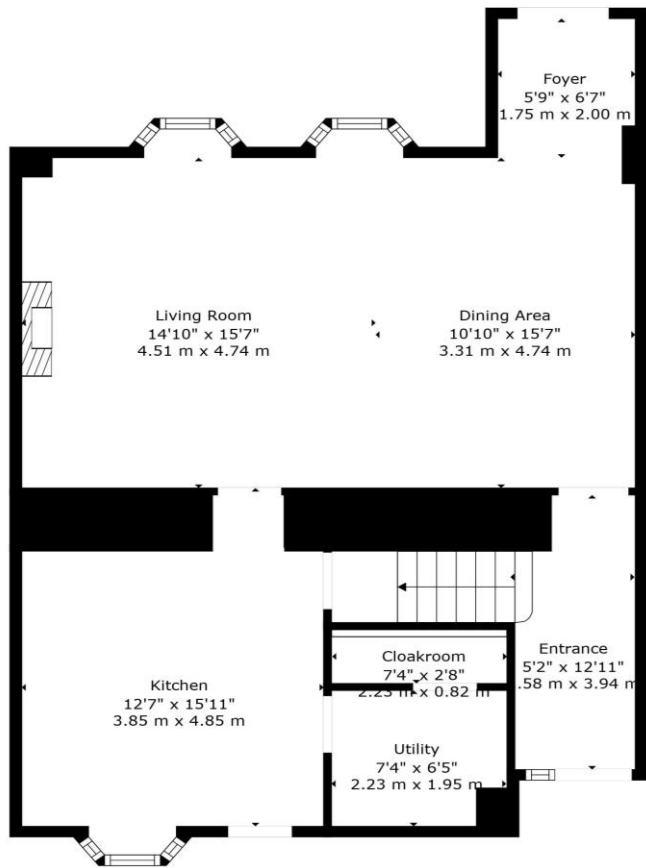
There is residents parking both within the courtyard and in the garage area. There is a double garage.

Key Features

- A gorgeous former farmhouse with many character features
- Located in a unique rural setting less than 3 miles from Taunton
- Available with no onward chain
- Country kitchen breakfast room. Separate utility room and ground floor cloakroom
- 3 generous first floor bedrooms (1 en suite)
- Family bathroom
- Gas heating and double glazing
- Private south facing garden
- Double garage with electric supply
- Approximately 4.5 acres of land made up of woodland, open grassland and a river on the north boundary.

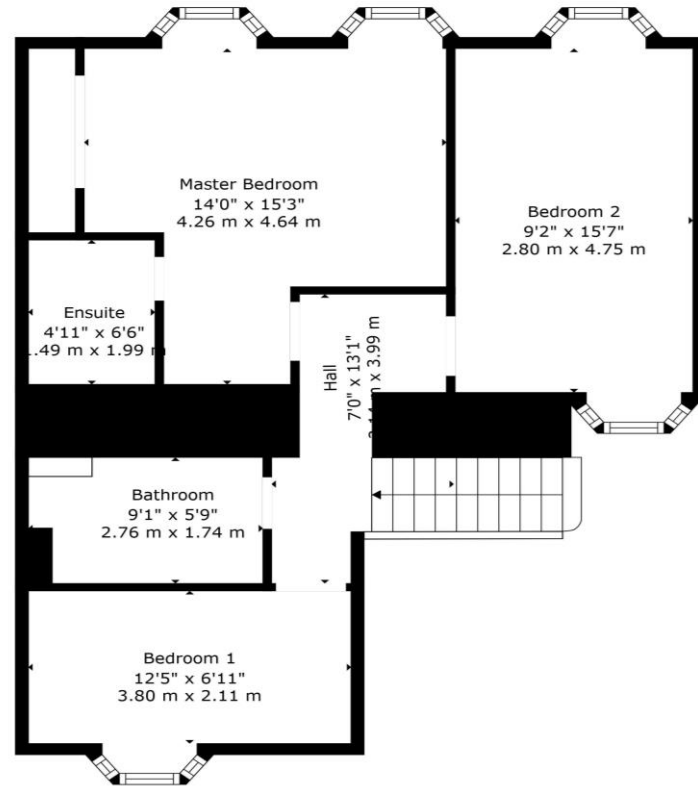






TOTAL: 1482 sq. ft, 137 m2
 FLOOR 1: 831 sq. ft, 77 m2, FLOOR 2: 651 sq. ft, 60 m2
 EXCLUDED AREAS: EMBEDDEDWINDOW: 40 sq. ft, 0 m2

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.



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Tenure: Freehold

Tax band: D

Property Location:
 ///embers.remaking.amazed

Services: The property is connected to mains water, mains drainage, mains gas and mains electricity.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A	82	89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
		WWW.EPC4U.COM	

Part A - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Council Tax / Domestic Rates	D
Asking price	£550,000
Tenure*	Freehold

Part B - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Property type	Terraced house – barn conversion
Property construction	16 solar panels privately owned
Number and types of room	3
Electricity supply	Mains electricity and solar PV panels
Water supply	Mains water
Sewerage	Mains sewerage
Heating	Gas heating and log burner
Broadband	https://checker.ofcom.org.uk/ FTTP (fibre to the premises)
Mobile signal/coverage	https://checker.ofcom.org.uk/ Limited voice on O2
Parking	Allocated parking, double garage and communal parking

Part C - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Building safety	Nothing stated on the sellers PIQ form
Restrictions	There is a tree on the land subject to a Tree Preservation Order
Rights and easements	Nothing stated on the sellers PIQ form
Flood risk	https://www.gov.uk/request-flooding-history
Coastal erosion risk	https://www.gov.uk/check-coastal-erosion-management-in-your-area
Planning permission	Nothing stated on the sellers PIQ form
Accessibility/adaptations	Nothing stated on the sellers PIQ form
Coalfield or mining area	https://www.gov.uk/check-if-property-is-affected-by-coal-mining
Energy Performance Certificate (EPC)*	B - https://find-energy-certificate.service.gov.uk/energy-certificate/5534-8825-6000-0116-7292
Including detail of any inescapable costs	There is yearly service charge of £500



DISCLAIMER: These particulars are not to form part of a sale contract owing to the possibility of errors/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels, and other items not mentioned are specifically excluded unless otherwise agreed within the Sale of contract Documentation or left in situ upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters which may affect the legal title. The agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilsons Estate Agents routinely refer both potential buyers and sellers to local solicitors to carry out the conveyancing. The decision is solely down to the buyers or sellers if they wish to proceed with the quotes and if they choose to instruct a conveyancer it should be known that we receive a payment benefit of £150.00 per transaction.