

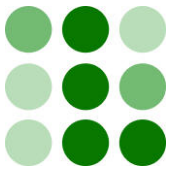


Burton, East Coker, BA22 9LR

Guide Price £600,000
FREEHOLD

This most attractive detached Grade II listed cottage offers far more space than one first expects and is bursting with charm and character throughout. The chocolate box cottage is constructed of local Hamstone underneath a part thatch and part tiled roof. The flexible and versatile accommodation includes a fitted shaker style kitchen, two reception rooms, utility room with pantry, ground floor shower room and a further reception room/extra bedroom with doors opening to the garden. On the first floor there are three bedrooms (access to bedroom two is via bedroom one) and the family bathroom. The cottage offers extensive gardens to both the front and side along with having a detached garage.

 **LACEYS**
YEOVIL LTD



Herne Cottage, Burton, East Coker, BA22 9LR



- Pretty Character Cottage
- Three Bedrooms (access to one bedroom is through another) plus optional downstairs bedroom (third reception)
- Popular Village Location
- Two Reception Rooms
- First Floor Bathroom
- Large Third Reception Room/Additional Bedroom with Shower Room Adjacent
- Shaker Style Fitted Kitchen
- Utility Room
- Large Mature Garden & Garage
- No Chain

An internal inspection is highly recommended in order to fully appreciate the extent of accommodation on offer. Such an appointment may be arranged through the **Sole Agents** on **01935 425115**.

ACCOMMODATION

The **ACCOMMODATION** comprises:

Kitchen 4.52m (14'10") x 2.58m (8'6")

Fitted with a good selection of shaker style wall, base, glazed units and pan drawers with wooden work surfaces above. There is a Belfast ceramic sink, a built in electric double oven and inset electric hob with cooker hood above and an integrated fridge.



Rear Lobby/Boot Room

Offering space and plumbing for a dishwasher, Belfast sink and timber work surfacing. There is a base unit and a floor standing oil fired boiler with storage cupboard above.

Utility Room 4.38m (14'4") x 2.77m (9'1")

The utility room serves as an extension to the kitchen with space for a washing machine and a fridge/freezer. There are base units, work surfacing, a radiator and a tiled floor. A door opens to the a walk in larder.

Shower Room

The shower room is fully tiled and fitted with a double shower cubicle, wash hand basin and WC. There is a radiator and an extractor fan.

Walk In Larder

Offering great storage the walk in larder offers base units, shelving and a tiled floor.



Dining Room 4.52m (14'10") x 3.52m (11'7")

Conveniently situated next to the kitchen this twin aspect room is perfect for entertaining with secondary glazed windows facing both the front and rear. There is a multi-fuel burning stove which provides a nice focal feature to the room with exposed brickwork. There are wall lights, a radiator and a door leading to the living room.



Living Room 6.86m (22'6") x 4.48m (14'8")

This room is particularly rich in character and benefits from being triple aspect with two secondary glazed windows overlooking the front garden, a secondary glazed window to the side and a secondary glazed window to the rear. There are three radiators and an exposed inglenook fireplace.

Family Room/Bedroom Four 5.23m (17'2") x 4.57m (15'0")

A great additional reception room or further bedroom with the shower room conveniently situated adjacent. This room enjoys a pleasant view over the garden through side facing windows and patio doors opening to the garden. There are wall lamps, a radiator and a built in cupboard/wardrobe.



Landing

Doors open to bedroom one, bedroom three and the family bathroom. There is a window to the rear, exposed beams and a decorative light fitting.

Bedroom One 4.65m (15'3") x 3.17m (10'5")

A twin aspect room with secondary glazed windows facing the front and rear. There are exposed ceiling beams, a feature fireplace and a door to the interlinked bedroom two.

***Bedroom Two* 3.63m (11'11") x 3.33m (10'11")**

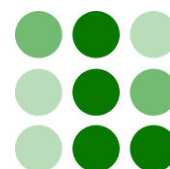
This room would make a great dressing room or nursery and is situated at the far end of the property with access through bedroom one. There is a secondary glazed window to the side, a radiator and exposed ceiling beams.

Bedroom Three 2.95m (9'8") x 2.73m (8'11")

A single room with a window to the side, a radiator and exposed ceiling beams.

Family Bathroom

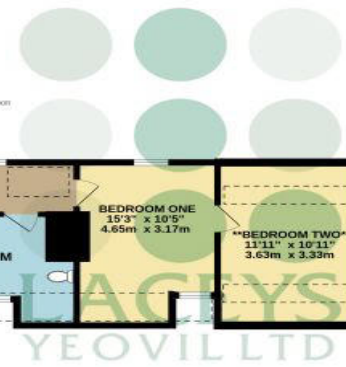
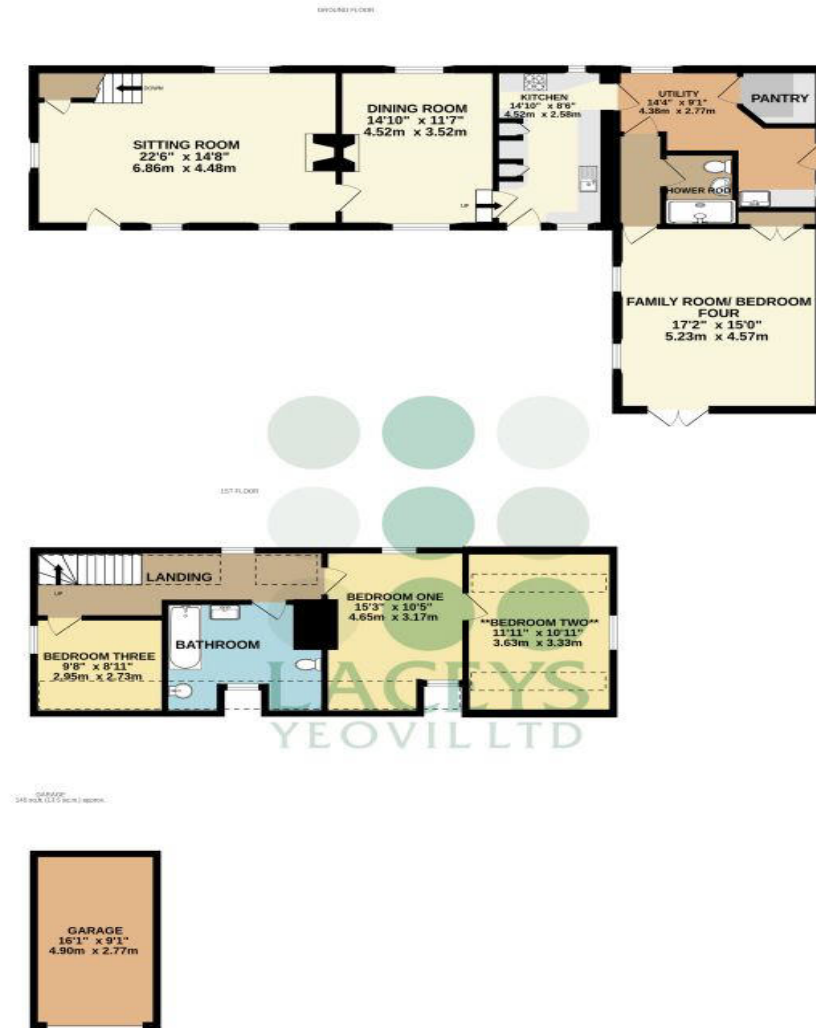
Fitted with a suite comprising bath, wash hand basin, WC and bidet. There is a radiator, feature fireplace and a secondary glazed window to the front.



Herne Cottage, Burton, East Coker, Yeovil, BA22 9LR

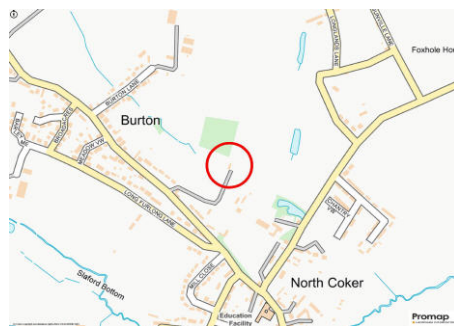
Garden

There is a most attractive substantial cottage garden which is mainly laid to lawn with well stocked borders and a variety of mature plants, trees and shrubs. There is a wood store, outside lights and an outside tap. Steps lead up to a further area of garden which is also laid to lawn with further mature shrubs and trees. There is a garden shed, greenhouse and superb views over surrounding countryside.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

TOTAL FLOOR AREA : 1983sq. ft. (184.2 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 ©2024



Please Note

No tests have been undertaken of any of the services and any intending purchasers/tenants should satisfy themselves in this regard. Lacey's Yeovil Ltd for themselves and for the vendor/landlord of this property whose agents they are, give notice that, (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Lacey's or the vendor/landlord, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor/landlord does not make or give either Lacey's or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Photographs / Floor Plans

Photographs are reproduced for general information and it must not be inferred that any item is included for sale / to let with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view.

Material Information

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

Part A

- *Council Tax Band* - F
- *Asking Price* - Guide Price £600,000
- *Tenure* - Freehold

Part B

- *Property Type* - 3 Bed, Grade II Listed, Detached Cottage
- *Property Construction* - Standard
- *Number And Types Of Rooms* - See Details and Plan, all measurements being maximum dimensions provided between internal walls.
- *Electricity Supply* - Mains
- *Water Supply* - Mains
- *Sewerage* - Septic Tank located in the front garden to the rear of the garage.
- *Heating* - Oil (boiler is located in the Rear Lobby/Boot Room)
- *Broadband* - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>.
- *Mobile Signal/Coverage* - Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- *Parking* - Off road parking and garage.

Part C

- *Building Safety* - On enquiry of Vendor, we're not aware of any Building Safety issues. However we would recommend purchaser's engage the services of a Chartered Surveyor to confirm.
- *Restrictions* - We are not aware of any particular restrictions of concern however we would recommend checking with your conveyancer.
- *Rights and Easements* - We are not aware of any particular rights and easements however we would recommend checking with your conveyancer.
- *Flood Risk* - According to the Environment Agency's website, the property is in an area at a VERY LOW RISK from River/Sea (defined as the chance of flooding each year as less than 0.1%) and HIGH RISK from Surface Water (defines as the chance of flooding as greater than 3.3% each year).
- *Coastal Erosion Risk* - N/A
- *Planning Permission* - No records on the Local Authority's website directly affecting the subject property.
- *Accessibility/ Adaptations* - N/A
- *Coalfield Or Mining Area* - N/A

Energy Performance Certificate (EPC Rating) - E

Other Disclosures

The vendor has not made us aware of any other material disclosures.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 26/04/2024. However, such information could change after compilation of the data, so Lacey's cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Lacey's are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.