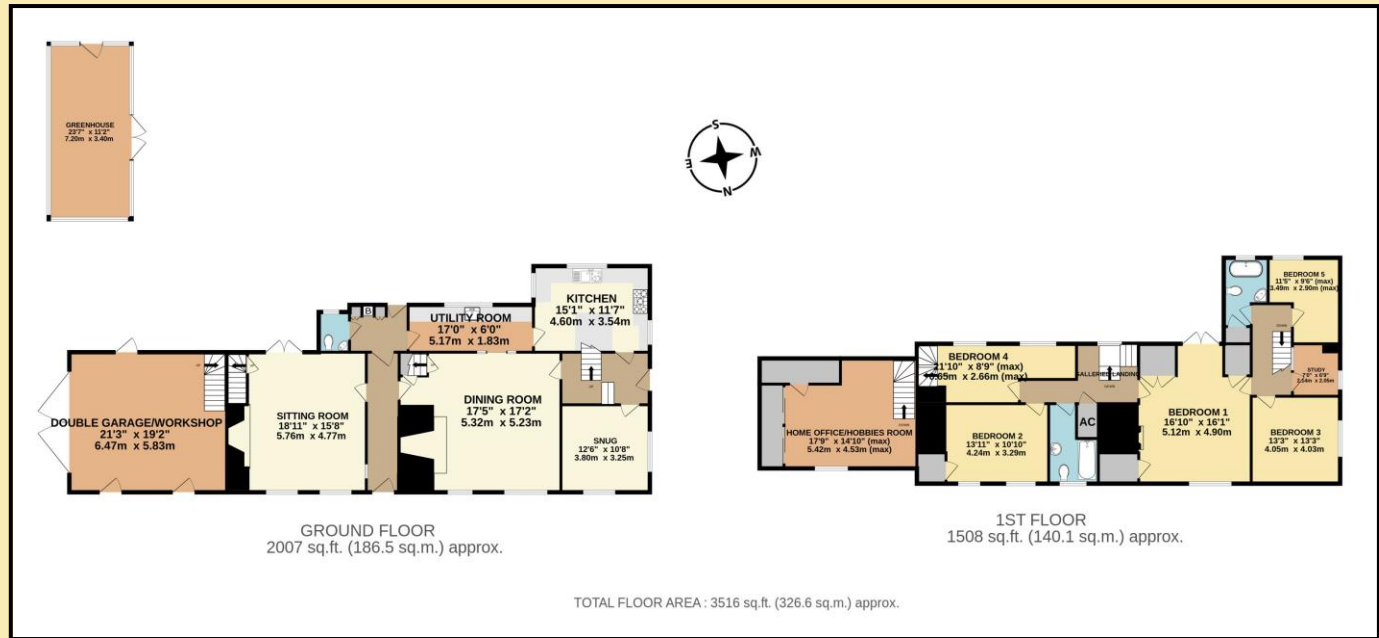




Tenure: Freehold

Council Tax: Band F

Energy Performance Rating: C (69)

Services: Mains Gas, Electric and Water. Private 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: £595,000

Longcroft, Sea, Nr Ilminster, Somerset TA19 0SB

Independent Sales, Lettings and Property Management Agents

Tarr Residential Ltd Company Number 07042284 trading as Tarr Residential. Registered at 35 Fore Street, Chard, Somerset TA20 1PT

T: 01460 68890

E: chard@tarrresidential.co.uk

W: www.tarrresidential.co.uk

Tarr Residential

Longcroft, Sea,
Nr Ilminster,
Somerset
TA19 0SB

Guide Price: £595,000

- Simply Stunning Grade II Listed Cottage
- Edge of Hamlet Location, Countryside Views
- Private Good Size Mature Gardens
- Many Original Features Remaining
- 5 Bedrooms & 2 White Suite Bathrooms
- Sitting Room & Dining Room with Inglenooks
- Fitted Kitchen/Breakfast Room & Utility Room
- Snug, First Floor Study & Studio/Hobbies Space
- Gas Fired Heating
- Double Garage & Off Road Parking for Multiple Vehicles

Situated on the very edge of the hamlet location of Sea, nr Ilminster is Longcroft, a superb c1500 Grade II listed and detached thatched cottage boasting many stunning original features and countryside views from the front aspect towards Herne Hill. The extremely spacious 5 bedroom property comprises; entrance hall with centuries old front door, dual aspect sitting room with inglenook fireplace and access to the rear patio and garden, dining room with inglenook, flagstone floor and original oak panel wall, fitted kitchen, utility room, rear hall with access to outside, cloakroom, further inner hall, snug, dual aspect master bedroom with vaulted ceiling and fireplace, study and 2 first floor white suite bathrooms. Further benefits from gas fired heating via a modern boiler (warranty remaining). Double garage/workshop with spacious home office/hobbies room above, off road parking for multiple vehicles and well tended good size mature south facing garden with substantial greenhouse.



Approach

Gravel chipped driveway heading the garage and giving off road parking for multiple vehicles with turning space. The gravel path continues to the main centuries old solid wood front door. Opening to:

Entrance Hall

A good size hall with part original wood panelled walls, tiled flooring and a single panel radiator. Wall mounted electric consumer unit. Solid wood internal doors to:

Sitting Room: 18' 11" x 15' 8" (5.76m x 4.77m)

A stunning room with original features including; large inglenook fireplace with the bread oven and curing chamber. Exposed timber beams to walls and ceiling. Two windows to the front aspect with views towards open countryside and french doors opening to the rear patio and garden. Double panel radiator, wall light points and a display alcove. Door to concealed staircase rising to the first floor.

Dining Room: 17' 5" x 17' 2" (5.32m x 5.23m)

Superb feature inglenook fireplace with timber mantle and an inset wood burning stove. Flagstone flooring and part oak panelled walls. Two windows to the front aspect with window seats and views across farmland and Herne Hill beyond. Double panel radiator. Door to the main staircase rising to the first with built in storage beneath. Feature stained glass windows and an opening to:

Utility Room: 17' 0" x 6' 0" (5.17m x 1.83m)

Window over looking the rear garden and fitted with light fronted base units, wood worktops over with an inset 'butler' style sink and mixer tap over. Cupboard space with plumbing for a washing machine, tumble dryer, fridge or freezer. Oak panelled wall with light point, flagstone flooring and a double panel radiator. Doors to the kitchen and:

Rear Hall

With tiled flooring, coat hanging space and built in storage cupboards. Wall mounted Worcester gas fired boiler with warranty remaining. Solid wood door opening to outside and a further door to:

Cloakroom: 5' 6" x 4' 2" (1.67m x 1.26m)

Fitted with a white two piece suite comprising; low level WC with a high level pull flush cistern. Corner wash hand basin with tap over. Obscure glazed window to the rear aspect, half panelled walls and a tiled floor.

Kitchen/Breakfast Room: 15' 1" x 11' 7" (4.60m x 3.54m)

A dual aspect room with windows to the rear and side over looking the garden. Fitted with an excellent range of light fronted shaker style base units, solid wood block worktops over and an inset stainless steel double bowl with adjustable mixer tap over. Space for a large gas range style cooker with an extractor over. Integrated dishwasher. Space for a large upright fridge/freezer. Exposed timber beams, tiled flooring, power point with USB ports and a modern wall mounted radiator. Door to:

Inner Hall

With a third staircase rising to the first floor west wing. Door opening to outside and an internal door to dining room. Tiled floor and a further door to:

Snug: 12' 6" x 10' 8" (3.80m x 3.25m)

A window to the side aspect over looking the garden. Feature corner alcove, exposed timber beams, three wall light points, tiled flooring and a single panel radiator.

Main First Floor Landing

Original staircase with a galleried landing accessed via the dining room. Window to the rear aspect over looking the garden. Exposed timber beams and floorboards. Built in cupboard housing the hot water cylinder tank and immersion heater. Single panel radiator and access to the roof void. Door to:

Bedroom 1: 16' 10" x 16' 1" (5.12m x 4.90m)

A beautiful dual aspect room with vaulted ceiling, exposed timber beams and floorboards. Views over the garden and open countryside beyond. Feature original decorative fireplace with grate with a built in storage cupboard to the side. Two deep built in wardrobes, wall light points, telephone point and a single panel radiator. Latch door opening to the second landing.

Bedroom 2: 13' 11" x 10' 10" (4.24m x 3.29m)

Two windows to the front aspect (one with seat and storage feature) with views towards open farmland and Herne Hill beyond. Exposed beams, double panel radiator and a built in cupboard.

Bedroom 4: 21' 10" x 8' 9" (6.65m x 2.66m) (max)

Two windows to the rear aspect (one with window seat), exposed beams, double panel radiator and a smoke detector. Staircase down to the sitting room.

Bathroom: 10' 4" x 6' 7" (3.15m x 2.00m)

Fitted with a white three piece suite comprising; panel bath with a glass screen, central mixer tap and a wall mounted thermostatic shower over. Pedestal wash hand basin with taps over and a low level WC. Window to the front aspect, wall tiling to splash prone areas, period style radiator/heated towel rail, tiled flooring and recessed ceiling spotlights.

2nd First Floor Landing

Accessed from either the master bedroom or the staircase rising from the inner hall. Access to the roof void and doors to:

Bedroom 3: 13' 3" x 13' 3" (4.05m x 4.03m)

Window to the side aspect with views over open farmland. Double panel radiator.

Bedroom 5: 11' 5" x 9' 6" (3.49m x 2.90m) (max)

Window to the rear aspect and a single panel radiator.

Study: 7' 0" x 6' 0" (2.14m x 1.84m)

Window to the side aspect and obscure glazed panels into the landing.

Bathroom: 9' 1" x 5' 8" (2.76m x 1.73m) (max)

Fitted with a white period style three piece suite comprising; freestanding bath with a telephone style mixer tap over. Corner pedestal wash hand basin with taps over. Low level WC. Window to the rear aspect, half panelled walls, wood flooring, period style radiator/towel rail and exposed beams. Built in storage cupboard.

Double Garage/Workshop: 21' 3" x 19' 2" (6.47m x 5.83m)

An attached double garage/workshop with timber double opening doors heading the off road parking area. Two access doors to the front aspect and the main pedestrian side access door from the rear garden. Power and light connected. Stairs rise to:

Studio/Hobbies Space: 17' 9" x 14' 10" (5.42m x 4.53m) (max)

With a window to the front aspect and vaulted ceiling built in storage cupboard spanning the full width of the room and a further separate storage cupboard.

Greenhouse: 23' 7" x 11' 2" (7.20m x 3.40m)

A good quality wood framed greenhouse situated to the side of the rear garden. Power and light connected.

Outside

The property is situated in a semi rural location in the hamlet location of Sea. Set back from the road and approached via the Cotswold gravel chipped off road parking area with space for multiple vehicles heading the double garage. The gravel chippings lead on to the front main entrance door. The front garden is mainly laid to lawn with a flower border planted with an excellent variety of low plants and shrubs. A low level stone wall forms the front boundary, a wrought iron gate from the parking area gives access to:

The private south facing enclosed rear garden is of a good size and enjoys a very high of privacy. A large paved patio with a raised ornamental pond is at the side can be accessed from the rear hall door and leads up to the main level lawn. Borders are planted with an established variety of shrubs and mature trees. The greenhouse is at the side of the lawn. The western side facing garden is laid to lawn with a mature magnolia tree and shrubs. Outside water tap.