



Station Road
Templecombe BA8 0JR

A charming three-bedroom semi-detached Victorian stone cottage dating back to the 1860s, bursting with period character and individuality. Offering surprisingly spacious accommodation, high ceilings, deep window sills, original fireplaces and a delightful southerly cottage-style garden, all set within the popular village of Templecombe, close to countryside walks, local amenities and excellent transport links including the mainline railway station. EPC Band:- E

£260,000 Freehold





The Property

Full of warmth, charm and individuality, this delightful three-bedroom semi-detached stone cottage is believed to date back to the 1860s and was originally built to provide accommodation for local railway workers.

The property retains a wonderful sense of its Victorian heritage, with attractive stone elevations, impressive high ceilings, deep window sills and character features throughout. Inside, the accommodation is surprisingly spacious, with well-proportioned rooms, plenty of natural light and a welcoming, homely feel.

The ground floor offers a practical utility room and shower room, leading through to the country-style kitchen/breakfast room. The kitchen provides a good range of storage and worktop space together with a breakfast bar, while an open archway creates a natural flow into the dining room.

The dining room sits at the heart of the home and provides plenty of space for a family dining table, with built-in storage and shelving adding both character and practicality. From here, an open archway leads into the particularly inviting sitting room.

The sitting room is a lovely, bright double-aspect space with plenty of room for comfortable seating. A fireplace with wood-burning stove provides an attractive focal point and complements the cottage's period character.

Stairs rise from the dining room to a charming galleried first-floor landing, where an original Victorian cast-iron fireplace provides an unexpected and distinctive feature.

There are three bedrooms, with the principal bedroom being an especially generous double-aspect room featuring another beautiful original Victorian cast-iron fireplace. Bedroom two is also a comfortable bedroom, while the third bedroom is ideally suited as a single bedroom, home office or study.

The family bathroom continues the character of the property and is fitted with a traditional-style suite, including an attractive freestanding roll-top bath with claw feet.



Outside

The garden is a particularly charming feature of the cottage and beautifully complements the character of the house.

Approached through an iron gate, a pathway leads around the property to a secluded paved seating area, creating a lovely spot for outdoor dining and entertaining.

The main garden enjoys a southerly aspect and has an established, cottage-garden feel, with lawn, mature planting, colourful borders and raised beds creating plenty of interest and privacy.

To the rear of the property there is also a useful garden shed with light and power, together with a log store, oil tank and boiler.

Location

What Three Words:- ///wooden.custom.incisions

The property is situated within the popular village of Templecombe, offering an appealing combination of village life and excellent accessibility.

Local amenities include a village shop and Post Office, while the surrounding countryside provides a wealth of walking routes and opportunities to enjoy the rural setting.

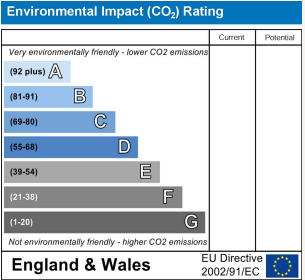
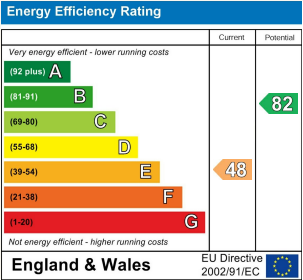
Templecombe is particularly well placed for those needing to travel further afield, with good road connections to the A303 and its own mainline railway station. The nearby towns of Gillingham, Mere and Shaftesbury provide a wider selection of shops, schools, leisure facilities and everyday amenities.

A wonderfully individual period home, offering genuine character, generous accommodation and a delightful garden in a well-connected village setting

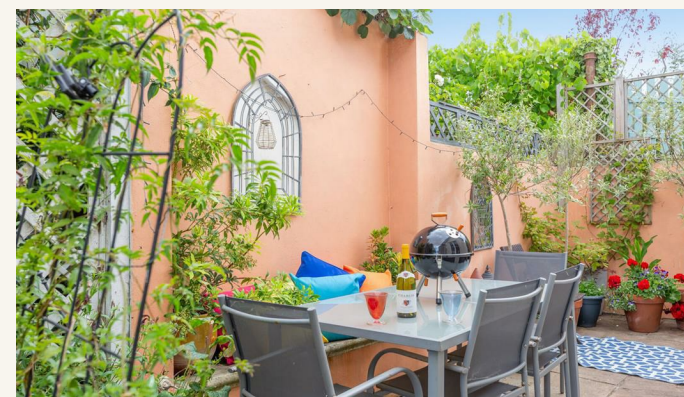
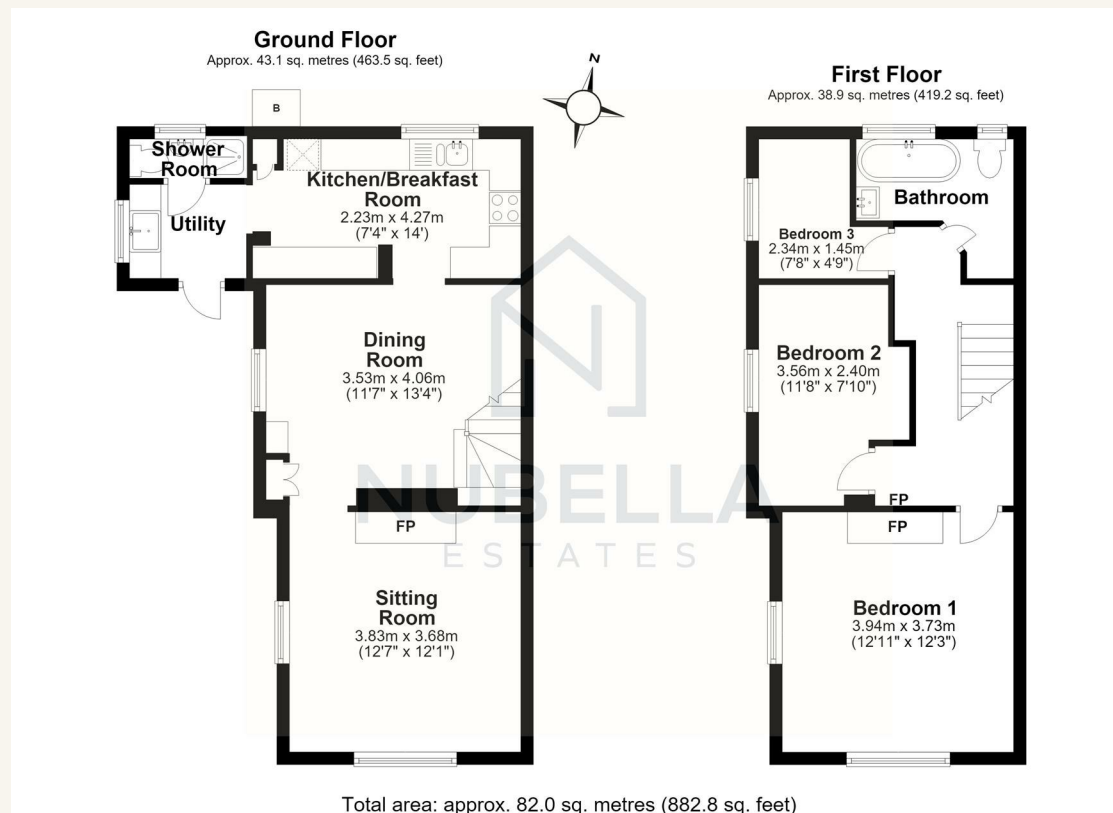
Additional Information

Additional Information Services: Mains water, Oil Fired central Heating, electricity, and drainage. Local Authority: Somerset Council - Council Tax Band: B Energy Performance Certificate (EPC): Rating – E. Please Note: All services,

systems, and appliances listed in these particulars have not been tested, and therefore we cannot guarantee they are in working order. Some details and images may have been prepared or enhanced using AI.



Local Authority
Council Tax Band **B**
EPC Rating **E**



Gillingham Office

The Old School Room Newbury,
Gillingham, SP8 4QJ

Contact

01747 440880
sales@nubellaestates.com
www.nubellaestates.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.