



**Tenure:** Freehold

**Council Tax:** Band C

**Energy Performance Rating:** E (54)

**Services:** Mains Electric, Water, Septic Tank for Drainage. Oil Fired Heating.

**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: £395,000**

**New Road, Ashill, Nr Ilminster, Somerset TA19 9LX**

**Keyberry Cottage,  
New Road, Ashill,  
Nr Ilminster,  
Somerset TA19 9LX**

**Guide Price: £395,000**

- Charming Extended Thatched Cottage
- Edge of Village Location
- 3 Double Bedrooms
- Sitting Room with Inglenook Fireplace
- Kitchen with Larder/Utility Cupboard
- Separate Dining Room & 17ft Conservatory
- Cloakroom & First Floor White Suite Bathroom
- Oil Fired Heating & Double Glazing
- Good size Mature Gardens with 22ft Garden Store/Workshop
- Off Road Parking for a Number of Vehicles

**Situated on the very village edge of Ashill is this most charming semi detached, extended and extremely well presented thatched cottage with 3 double bedrooms, good size well maintained mature gardens, countryside views and off road parking for a number of vehicles. The property comprises: storm porch, sitting room with inglenook fireplace and log burner, separate dining room, fitted kitchen and larder/utility cupboard, 17ft conservatory with access to the garden and a first floor white suite bathroom. Further benefits from double glazing and oil fired heating.**



**Entrance Storm Porch**

Approach to the storm porch via a paved path at the front aspect. Part glazed timber door opening to:

**Sitting Room:** 12' 10" x 11' 0" (3.92m x 3.36m)

Featuring an attractive inglenook fireplace with brick hearth, wood mantle and an inset Villager log burner. Double glazed window to the front aspect, wall mounted radiator, TV and telephone points.

**Dining Room:** 14' 7" x 10' 4" (4.44m x 3.14m)

Double glazed window to the front aspect, wood laminate flooring, exposed timber beams, three wall light points, wall mounted radiator and a telephone point.

**Kitchen:** 11' 11" x 7' 5" (3.62m x 2.26m)

Fitted with a range of 'shaker' style light coloured wall and base units, square edge worktops over and all complemented by tiled splash backs. Inset stainless steel bowl and drainer with swan neck mixer tap. Space for cooker with a chimney style extractor fan over. Built-in dishwasher and space for an under-counter fridge. Tiled flooring, double glazed window into the conservatory, wall mounted radiator. Access to a larder/utility cupboard with space and plumbing for a washing machine and tumble dryer over, space for a freezer and a window to the rear aspect.

**Inner Porch**

Part glazed stable style door to the outside patio area and garden. Tiled floor, wall mounted radiator, wall mounted Wallstar oil fired boiler. Wall cupboard housing the electric fusebox.

**Cloakroom:** 4' 3" x 2' 9" (1.29m x 0.84m)

Fitted with a white two piece suite comprising; low level WC, wall mounted wash hand basin with mixer tap and tiled splash-back over. Tiled floor and an obscure double glazed window to the rear aspect.

**Conservatory:** 17' 10" x 10' 6" (5.43m x 3.21m)

Constructed on a low level brick built walls with uPVC double glazed sealed units and a glass roof over. Double glazed french doors opening to the rear patio and garden. Wood laminate flooring and wall mounted radiator. TV, wall light and power points.

**First Floor Landing**

A split level good size landing with a double glazed window to the side aspect with excellent views over open fields and beyond.

**Bedroom 1:** 15' 2" x 11' 4" (4.62m x 3.46m)

Double glazed window to the front aspect, wall mounted radiator. Feature chimney breast wall.

**Bedroom 2:** 15' 11" x 7' 7" (4.86m x 2.31m)

Double glazed window to the rear aspect and enjoying excellent countryside views. Wall mounted radiator and wood laminate flooring.

**Bedroom 3:** 11' 11" x 8' 2" (3.62m x 2.50m)

Double glazed window to the front aspect, wall mounted radiator and access to the roof void.

**Bathroom:** 7' 10" x 7' 8" (2.38m x 2.33m)

Fitted with a white three piece suite comprising; 'P' shaped panel bath with a curved glass screen, mixer tap and shower over. Wash hand basin and pedestal with mixer tap over. Low level WC. Double glazed window to the rear aspect, part tiled walls, shaver point and recessed ceiling spotlights. Built-in cupboard housing the hot water cylinder tank.

**Garden Store/Workshop:** 22' 0" x 8' 0" (6.71m x 2.44m)

Located to the side of the property. A substantial timber built garden store/workshop with twin opening doors to the front aspect and a further access door to the rear.

**Outside**

The front of the property is approached via steps leading down to a short path heading to the storm porch with access to the front door. The front boundary is of a rockery style with a good variety of low level plants. A pedestrian timber gate to the side gives access to:

The side and rear garden is of a good size, mainly laid to lawn and a path leads to the substantial timber garden store/workshop. A good size paved patio area heads the side porch door and provides an entertaining space. A further pedestrian gate opens to a separate large lawn and the off road parking area with space for a good number of vehicles (vehicular access from the lane). Oil storage tank. Outside water tap.