



Archway Cottage

Shute Lane, Long Sutton , TA10 9LZ

GeorgeJames PROPERTIES
EST. 2014

Archway Cottage

Shute Lane, Long Sutton , TA10 9LZ

Guide Price - £475,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

Archway Cottage is a end of terrace four bedroom property quietly situated and tucked away in this extremely sought after village. The cottage has accommodation including sitting room, dining room, kitchen and large conservatory. To the first floor there are four bedrooms and shower room. As the property name suggests there is a stone archway leading to the side, here there is a comfortable covered outside seating/dining area opening to the garden. One of the main features of Archway Cottage is the fabulous outside space, set in grounds approaching half an acre with triple car port, ample parking and gardens with a large selection of outbuildings, workshops and sheds.

Amenities

Long Sutton is a popular South Somerset village which offers local facilities which include the village hall, well-stocked village shop with post office, church, very popular Devonshire Arms pub/hotel, and the well-patronised Long Sutton Golf Club (less than 1 mile distance). There is also an active cricket club, children's playground and tennis courts. Within the village there is a farm shop with café and a cider farm with taproom, all within comfortable walking distance. The very well-respected Primary School has a Breakfast Club and an After School Club for pupils. More facilities are available either at Somerton (about 3 miles to the north) or Langport (3½ miles to the west). The county town of Taunton is approx. 16 miles away with its comprehensive shopping, scholastic and recreational facilities, and the towns of Yeovil, Bridgwater, Street and Glastonbury are all in easy reach. Bristol and Bath are within commuting distance for many. The M5 can be accessed at Junction 25 (Taunton) or Junction 24 (Bridgwater).

Services

Mains drainage, gas and electricity are all connected. Council tax band C. Gas fired central heating to radiators.

What3Words

///restore.examiner.populate

Agents Note

To assist with presentation, some images may have been enhanced using AI-assisted editing tools. These enhancements are intended to



improve visual presentation while maintaining an accurate representation of the home.

Sitting Room 12' 0" x 11' 10" (3.66m x 3.61m)

Entrance door leads to the sitting room with window to the front, radiator and fireplace housing modern cast iron woodburning stove.

Dining Room 12' 2" x 11' 11" (3.70m x 3.63m)

With window to the front and radiator.

Kitchen 22' 8" x 7' 10" (6.92m x 2.40m)

With two windows to the rear, range of base and wall mounted units, single drainer sink unit with mixer tap, space for dishwasher, washing machine and fridge freezer. Gas fired Rayburn. Stairs lead to the first floor with understairs cupboards. Door to the conservatory.

Conservatory 19' 4" x 9' 0" (5.90m x 2.75m)

With French doors to the garden and side door to outdoor covered seating area.

Landing

With radiator and access to the loft space.

Bedroom 1 11' 11" x 10' 7" (3.63m x 3.22m)

With window to the front, radiator and range of fitted wardrobes and bedside units.

Bedroom 2 12' 0" x 8' 8" (3.66m x 2.63m)

With window to the front and radiator.

Bedroom 3 9' 7" x 12' 0" (2.93m x 3.65m)

With window to the front and radiator.

Bedroom 4 8' 11" max x 7' 9" max (2.71m max x 2.37m max)

With two windows to the rear and radiator.

Shower Room 10' 1" x 8' 4" (3.08m x 2.53m)

With window to the rear. Bathroom suite including bidet, low level WC and wash hand basin. Shower cubicle. Heated ladder towel rail and built in airing cupboard housing hot water cylinder.

Outside

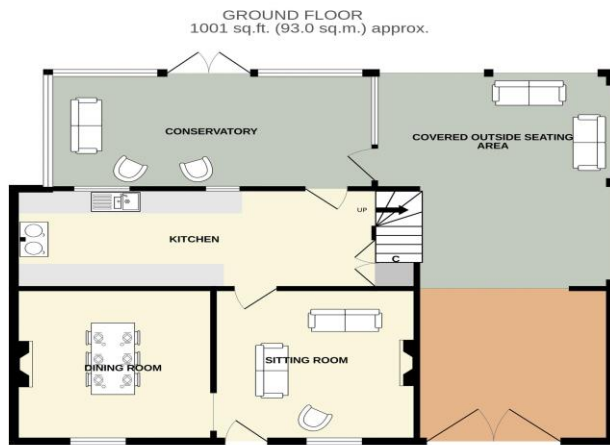
The cottage is approached via a shared driveway leading to a large private parking area with access to the triple car port. A gated arch leads to a covered area to the side of the cottage ideal for outside dining/entertaining, from here access leads to the rear garden.

Triple Carport 28' 8" x 25' 4" (8.74m x 7.72m)

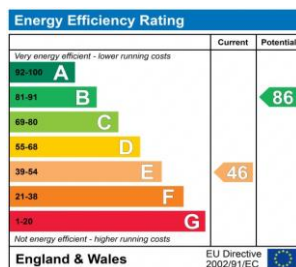
Note

There is a gated right of way to the side of the property for the benefit of the two adjoining neighbours, the path leads to the rear with gate and path across the rear garden.





TOTAL FLOOR AREA: 1589 sq.ft. (147.6 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 52026



1 Brandon House, West Street, Somerton, TA11 7PS

Tel: 01458 274153

email: somerton@georgejames.properties

www.georgejames.properties



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.