



Tydvill Cottage

Church Street, Babcary, TA11 7DT

GeorgeJames PROPERTIES
EST. 2014

Tydvill Cottage

Church Street, Babcary, TA11 7DT

Guide Price - £469,950

Tenure – Freehold

Local Authority –Somerset Council

Summary

Tydvill Cottage is an attractive stone built property dating from the 19th century. The property has had accommodation reconfigured and extended by the current owners and now provides comfortable, bright living space. Accommodation includes dining room with stone fireplace, large bright sitting room with wood burning stove, modern kitchen/breakfast room and ground floor shower room. To the first floor there are three double bedrooms and family bathroom. Outside there is a large parking area leading to a garage with adjoining outbuilding. There are good size private gardens to the rear with gate leading to the sports field giving pedestrian access to Babcary meadows, country walks and village pub.

Services

Mains water, drainage and electricity are all connected. LPG gas fired central heating to radiators. The property is fitted with solar panels (solar PV) which are owned and part of the government feed in tariff (FIT) providing substantial savings on energy bills. Council tax band D.

What3Words

///cleans.broker.consoled

Agents Note

The cottage has a flying freehold above the neighbouring property. Contact the agent for further details.

Amenities

Babcary is an small attractive sought after rural village with an award winning Inn. There is also a Parish church and popular playing fields. The property can access superb country walks along with Babcary Meadows with flower rich grassland and abundance of wildlife. More comprehensive amenities are available in nearby Somerton and Castle Cary both offering a range of independent shops and easy access to the A303/M3. There is mainline railway station at Castle Cary (London Paddington/Penzance). Bath and Bristol can be serviced by road within approximately one hour. Babcary also offers a school pick up bus service.



Dining Room 14' 1" x 13' 9" (4.28m x 4.2m)

Entrance door leads to the dining room with window to the rear. Stone fireplace with beam over and recess to side. Door and staircase leads to the first floor. Radiator.

Inner Hall

With coat hooks.

Shower Room

With window to the rear, suite comprising low level WC, wash hand basin with storage below and fitted mirror over. Corner shower cubicle with mains shower. Heated ladder towel rail.

Sitting Room 21' 1" x 12' 3" (6.42m x 3.74m)

The spacious and bright room has windows to either side and three roof windows. Free standing cast iron wood burning stove set on a Blue Lias stone hearth,

Kitchen/Breakfast Room 13' 9" x 12' 5" (4.20m x 3.78m)

With windows to the rear and side. French doors to the rear garden. Modern fitted kitchen comprising range of base and wall mounted units with work surfaces over incorporating a sink unit. Built in dishwasher, washing machine and fridge. Eye level Zanuzzi double over, induction hob with splash back and stainless steel extractor hood over.

Landing

With window to the rear.

Bathroom 13' 1" x 4' 8" (4.00m x 1.42m)

Window to the rear, low level WC, vanity wash basin and panelled bath with electric shower and shower curtain. Heated ladder towel rail.

Bedroom 1 15' 1" x 9' 1" (4.59m x 2.77m)

Window to the front, radiator and range of built in wardrobes.

Bedroom 2 12' 6" x 8' 9" (3.80m x 2.67m)

Window to the rear and radiator.

Bedroom 3 12' 0" x 8' 10" (3.67m x 2.70m)

Window to the front, radiator and built in wardrobes. Built in airing cupboard housing hot water cylinder.

Outside

To the front of the cottage is a picket fence and gate with path to the front door. There is a large parking area to the side suitable for several cars, caravan etc. A pedestrian gate leads to the rear.

Garage 15' 1" x 10' 10" (4.60m x 3.30m)

With vehicular doors, power and light connected.



Outbuilding 15' 1" x 5' 11" (4.61m x 1.80m)

This insulated store has power and lighting with windows to the side. Currently used as a utility and store but would also suit as a workshop or hobbies room. There is a further small storage shed to the rear of the garage.

There is an attractive, enclosed patio area with flower and shrub borders to the immediate rear that can be accessed from the kitchen. A path leads to an open lawned garden with mature trees and shrubs. A pedestrian gate leads from the rear garden to a path giving access to the playing fields, country walks and village pub.

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.





GROUND FLOOR
962 sq.ft. (91.2 sq.m.) approx.

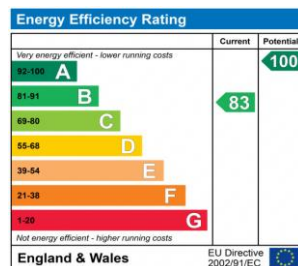
1ST FLOOR
486 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 1468 sq.ft. (136.4 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 ©2026



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.