



Middle Cottage

Martock Road, Long Sutton, TA10 9HU

George James PROPERTIES

EST. 2014

Middle Cottage

Martock Road, Long Sutton, TA10 9HU

Guide Price - £350,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

A shared pedestrian gate provides access to the front of the cottage, with a pathway leading to the entrance door. To the rear, the property benefits from vehicular access to a private parking area and single garage. The driveway is shared with three neighbouring properties. The well maintained west-facing rear gardens feature a gravelled seating area, patio, lawn, and attractive, well-stocked flower and shrub borders. An opening in the rear hedge leads from the driveway to a private decked seating area, enjoying outstanding countryside views and providing an ideal space for outdoor relaxation and entertaining.

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

what3words

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Entrance Porch

Part glazed entrance door leads to the entrance porch with door to the sitting room.



Sitting Room 16' 0" x 15' 9" (4.88m x 4.80m)

With window to the front and window seat. Exposed flagstone floor and attractive open fireplace with recess cupboards and shelves to the side. Stairs leading to the first floor with open downstairs area and small storage cupboard. Radiator.

Kitchen/Dining Room 15' 9" x 10' 1" (4.80m x 3.07m)

With glazed door and window to the rear. Range of base and wall mounted kitchen units with work surfaces over. One and a half bowl sink unit with mixer tap and 'Rangemaster' duel fuel range cooker with extractor hood over. Built in fridge, freezer and dishwasher. Exposed floor boards and radiator. Wall mounted cupboard housing gas fired boiler.

Garden Room 10' 3" x 7' 4" (3.12m x 2.24m)

This comfortable day room has full glazing and French doors opening to the rear garden.

WC/Laundry

With low level WC, wash hand basin and space for washing machine and tumble dryer.

Landing

Access hatch to the loft space. Large built in airing cupboard housing hot water cylinder and shelving.

Bedroom 1 12' 4" x 12' 1" (3.75m x 3.68m)

With window to the front, built in wardrobe and feature fireplace. Radiator.

Bedroom 2 11' 1" x 8' 6" (3.38m x 2.60m)

With window to the rear with far reaching countryside views. Radiator.

Bathroom 11' 0" x 6' 9" (3.36m x 2.07m)

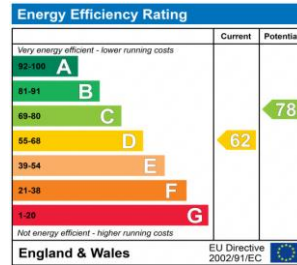
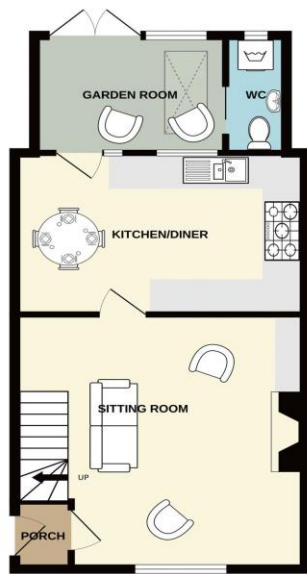
This large room has a window to the rear. Bathroom suite comprising low level WC, wash hand basin and free standing roll top bath. 1200mm shower cubicle with mains shower. Heated ladder towel rail.

Outside

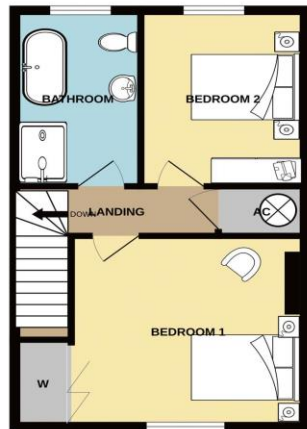
A shared pedestrian gate gives access to the front with path leading to the front entrance door. The rear of the house has vehicular access to a parking area and single garage. The driveway is shared with three neighbours. To gardens to the rear of the house are west facing with gravelled seating area and patio with lawned gardens and attractive well stocked flower and shrub beds. From the drive an access through the rear hedge leads to a private decked seating area with outstanding countryside views.



GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 918 sq.ft. (85.3 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.
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