



**FOR SALE**

Silver Street, South Petherton, TA13 5HW

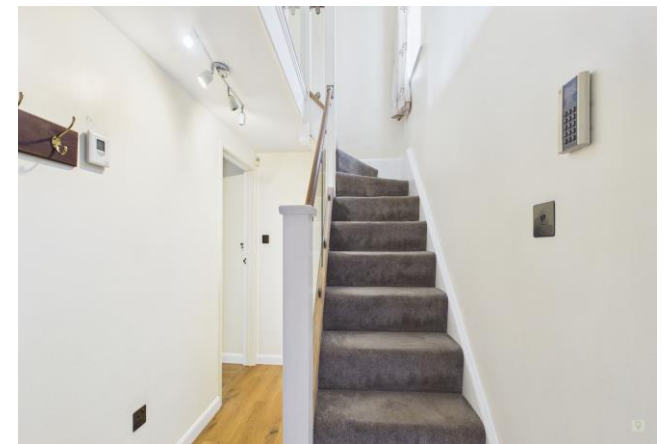
£295,000



**ORCHARDS**  
ESTATES

An exciting opportunity has arisen to purchase this charming three bedroom cottage in popular East Lambrook. Benefitting from off road parking, the house enjoys beautiful outlooks and is mere steps away from rural walks. The house has a large sitting / dining room and kitchen to the ground floor and three bedrooms and bathroom on the first floor. There is a utility room in the garden and a large garden store positioned in the drive. To the rear of the house is a blissfully private and low maintenance garden. This is a golden opportunity for someone to move to a rural setting just minutes drive from South Petherton and all its amenities.

£295,000



## LOCATION

East Lambrook is a small rural village, quietly positioned approximately a mile away from the thriving country town South Petherton. Ideally located with good transport links, only 6 minutes from the A303 and only 5 minutes from the nearest village of South Petherton. East Lambrook boasts a 12th century church, as well as East Lambrook Manor Gardens – recognised as the 'Home of English Cottage Gardening'- the village also has a 17th century pub, The Rose and Crown. The village enjoys exceptional country walks and apple blossom orchards as well as benefitting from the amenities of nearby South Petherton. The small residential country town, South Petherton, with its village atmosphere, is set in surrounding countryside circa 1 mile from the A303 roadway and offers a range of shopping facilities, day centre, two schools, library, inn, post office, churches, doctor and veterinary surgeries, chemist, tennis and bowling clubs and bus services to neighbouring towns and villages. Yeovil lies approximately 10 miles away. Crewkerne (mainline station-Waterloo) is approximately 6 miles. Ilminster 6 miles and the county town of Taunton (M5 motorway and mainline station-Paddington) is approximately 18 miles away.

## Approach

There is a pretty front garden and a range of developed plants and shrubs. A small car could be parked off road at the front with a larger car parked to the left of the house on the drive. There is also a very useful lockable shed on the drive, ideal for bikes and garden storage. A gate leads to the rear of the property as well as access to the house.

## Ground Floor

The entrance to the house is from the rear of the property. Opposite this main front door is an outside utility room with plumbing and power.

From the main door to the house you walk into the entrance hall from which stairs rise and there is access to the kitchen and reception room. There is also a large, convenient understairs cupboard. The kitchen has a front aspect view and a range of cupboards as well as a large antique dresser. There is space for a cooker and fridge/freezer. Stepping back into the entrance hall, a door leads into the main reception room which is triple aspect and has a large woodburner.

## First floor

The first-floor rooms are light and airy. The master bedroom has generous storage and is dual aspect, enjoying rural views including a field protected with a covenant. There are two further bedrooms and a family bathroom.

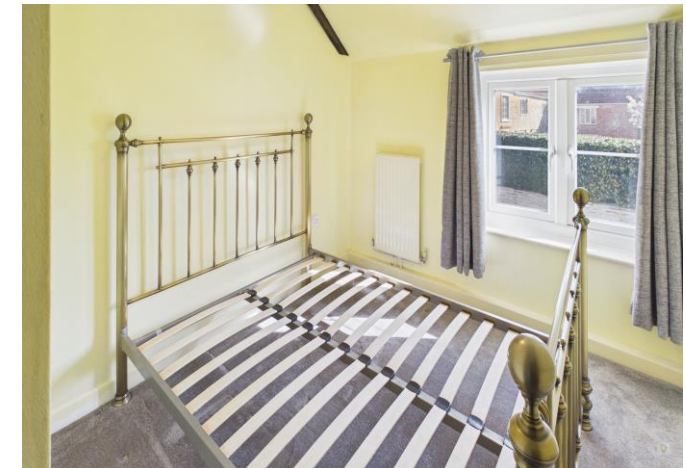
## Outside

The rear garden is split over two levels with an initial seating area as well as steps rising up to a seating area with a small pond which, dependent on preference, could either stay or be removed.

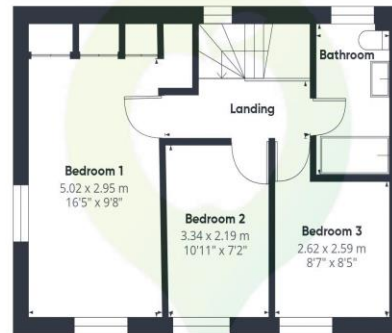
## MATERIAL INFORMATION

- Freehold Property c. 1980's Barn Conversion
- Council Tax - C
- EPC - E
- Oil Combi Boiler
- Log Burner - Located in living room
- Parking - Driveway for 2 vehicles
- Broadband - Ofcom Ultrafast 1800mbps available
- Floodzone 1 Very low risk of flooding from rivers or sea

On the deeds of the house there is a portion ownership of a neighbouring field which local residents bought in order to protect the field from future development. Further details can be provided upon request.



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		<b>78 C</b>
55-68	<b>D</b>		
39-54	<b>E</b>	<b>51 E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		



**Approximate total area<sup>(1)</sup>**  
85.1 m<sup>2</sup>  
916 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



01460 477977 or 01935 277977



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