



Churn Cottage

Rectory Lane, Charlton Musgrove, Wincanton, Somerset

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Rectory Lane
Charlton Musgrove
Wincanton
Somerset BA9 8ES

A beautiful converted barn, finished to a high specification throughout situated in the rural village of Charlton Musgrove.



- Unfurnished
- Long term let
- Available immediately
- Situated in the rural village of Charlton Musgrove
 - Character features
 - Off street parking and double garage

£1,600 Per Month

Sturminster Lettings
01258 473766
sturminster@symondsandsampson.co.uk



THE PROPERTY

A beautiful converted barn, finished to a high specification throughout situated in the rural village of Charlton Musgrove.

Available immediately with a preference for a longer term let.

The property has been recently decorated and provides light and spacious accommodation arranged over two floors. On the ground floor, you'll find a well-fitted kitchen with space for a dining room table and useful storage cupboard. French doors lead to the elevated patio and well stocked enclosed garden. The spacious sitting room benefits from a beamed ceiling and numerous windows overlooking the outside space. Upstairs, there are three double bedrooms, with the family bathroom offering both a bath and shower cubical. There property blends traditional features with modern décor.

The property has a double garage and off road parking to the front of the house, which is on a shared driveway.

Agent's Note - Please note the property is situated opposite a dilapidated barn, which may undergo renovations in the future. New carpets are to be fitted on the stairs, landing and bedrooms in early June.

Rent - £1600 per calendar month / £369 per week
Holding Deposit - £369
Security Deposit - £1846
Council Tax Band - D
EPC Band - C



SERVICES

The rent is exclusive of all utility bills including council tax, mains water, mains electricity, oil for heating and private drainage via a septic tank. There is mobile signal and Ultrafast broadband provided to the property as stated by the Ofcom website. There is a low recorded flood risk at the property. The property is of a stone build under a tiled roof and will be let unfurnished.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

<https://www.gov.uk/check-long-term-flood-risk>

SITUATION

The village of Charlton Musgrove is situated 1 mile north east of Wincanton. With a population of approx 400 this is a quiet rural village comprising of local farms, church and village hall. Nearby Wincanton offers a variety of High Street shops and supermarkets, local trading estates, pubs and restaurants. Local schools include primary and secondary in Wincanton, together with nearby Hazlegrove, Sherborne Boys and Girls and Leweston Girls Independent Day and Boarding Preparatory Schools. Mainline railway service to London (Waterloo) from Sherborne.

DIRECTIONS

What3words:///confining.jumped.subject



DIRECTIONS

what3words:///hardening.title.fries

What3words:///confining.jumped.subject From Wincanton town centre travel north east towards Wincanton racecourse. On approaching the members enclosure entrance turn right signposted to Charlton Musgrove. Continue to the Church on the left hand side, and the property is the first property you will see.



| Energy Efficiency Rating | | Current | Potential |
|--|---|---------|-----------|
| The energy efficiency of a building is measured on a scale from A (most efficient) to G (least efficient). | | | |
| A | B | C | D |
| E | F | G | |
| Energy efficiency rating | | 71 | 84 |
| The energy efficiency of a building is measured on a scale from A (most efficient) to G (least efficient). | | | |
| England & Wales | | | |
| EPC Directive 2002/91/EC | | | |



Sturminster/LM/May26



01258 473766

sturminster@symondsandsampson.co.uk
Symonds & Sampson LLP
Agriculture House, Market Place,
Sturminster Newton, Dorset DT10 1AR



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