








£460,000

To View:

Holland & Odam
Market Place, Somerton
Somerset, TA11 7NB
01458 785100
somerton@hollandandodam.co.uk

-  3
-  2
-  2
- Energy Rating **E**

Council Tax Band **E**



Services
Mains electricity, water and drainage are connected. Oil fired central heating system.

Local Authority
Somerset Council
03001232224
somerset.gov.uk

Tenure
Freehold

Directions

From Somerton Market Place, follow Broad Street and at the mini roundabout turn right onto Horse Mill Lane. Continue down the hill and turn left at the T Junction onto B3151 and take the first right onto B3153 towards Keinton Mandeville. Continue on B3153 for 5 miles and at the traffic lights turn left onto A37. Continue on A37 for 0.2 miles and turn left again onto High Street. The property can be found on your left hand side.

Description

An immaculate semi-detached Blue Lias natural stone cottage, beautifully situated in the heart of the sought-after village of West Lydford. Set back from the road and approached via a private gated driveway, the property enjoys a peaceful and secluded setting whilst offering generous and versatile accommodation, ample parking and a substantial rear garden.

The accommodation is exceptionally well presented throughout and begins with an inviting entrance hall, complemented by a useful downstairs shower room.

A particularly versatile area of the home is the large utility room with adjoining reception space, lending itself perfectly to those working from home, pursuing hobbies or seeking a home gym or additional living space.

The kitchen is well-equipped with an excellent range of storage, built-in appliances and a practical breakfast bar.

The spacious living/dining room is a bright and welcoming space, benefiting from dual aspect windows and glazed door opening onto the rear garden, whilst a charming period stone fireplace with inset wood burning stove creates an attractive focal point.

To the first floor are three generously sized double bedrooms with two of them providing built in storage, all serviced by a family bathroom with separate shower.

Location

West Lydford is a welcoming and peaceful village with picturesque walks ideal for families and dog walkers alike, explore the village and local beauty spots via delightful footpaths along the River Brue, Church and superb community garden/orchard, 'Lydford Forest Garden' providing seating areas to encourage people of all ages to rest and enjoy the garden. Excellently placed for commuters being situated just off the A37 enabling easy access to the A303 (5 miles), Yeovil (12 miles) and Bristol (30 miles). For London commuters a direct line to Paddington from Castle Cary train station is just 3.5 miles (10 minutes). Local amenities include a fuel station with excellent mini-supermarket within half a mile, there are several good pubs including the Lydford Cross Keys and the Red Lion in Bab Cary, plus the Quarry in Keinton Mandeville. In Lydford there is an active Sports Club, village hall and parish church, St Peters. Local shopping can be found in nearby Castle Cary, Bruton and Street. There are excellent independent schooling provisions in the area including Millfield School in Street (just 12 minutes drive) and Millfield Prep in Edgarley, Kings School in Bruton, Hazlegrove in Sparkford and Wells Cathedral in Wells.





Externally, the property continues to impress with ample off road parking provided via the gated driveway.

To the rear, a shingle patio area adjoins the property and provides an ideal space for entertaining and outdoor dining, with the remainder of the garden being predominantly laid to lawn.

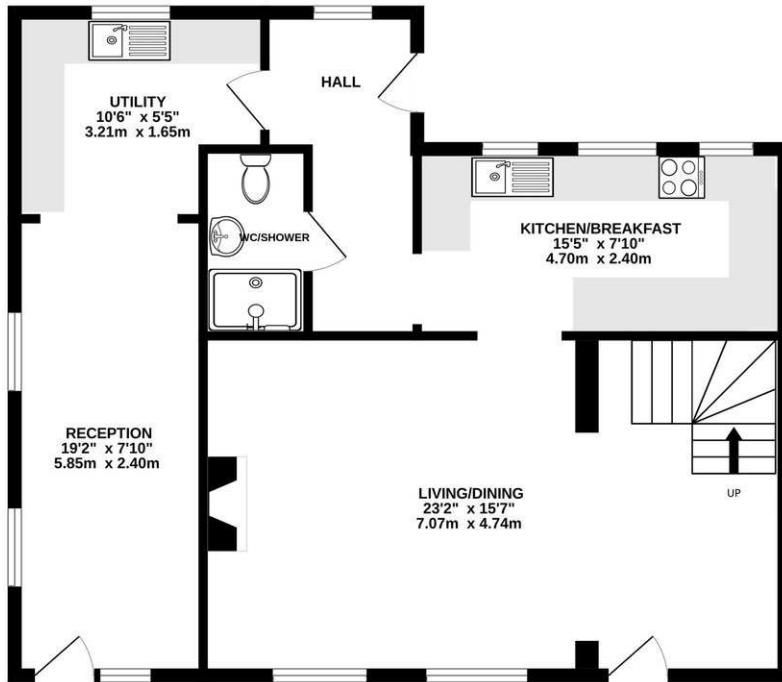
The sizeable garden offers excellent potential for a vegetable plot, chickens or general family enjoyment, whilst a useful double stable block provides excellent storage or potential for keeping animals.



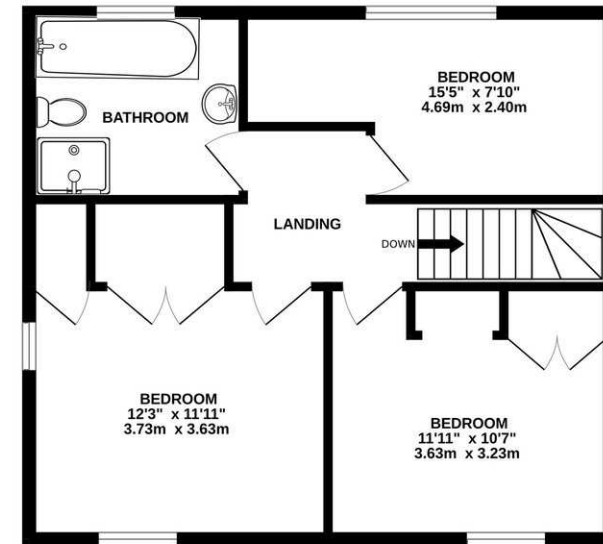
- Semi-Detached Blue Lias stone cottage
- Peaceful and private village setting
- Three double bedrooms
- Family bathroom and ground-floor shower room
- Versatile accommodation
- Spacious living/dining room with wood burner
- Oil central heating via external boiler
- Double glazing & replacement dormers throughout
- Large garden, stable block & gated driveway parking



GROUND FLOOR
803 sq.ft. (74.6 sq.m.) approx.



1ST FLOOR
542 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 1345 sq.ft. (125.0 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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