



Thatchcroft



Thatchcroft Watergore

, South Petherton, Somerset, TA13 5JQ

South Petherton village centre 0.8 miles. A303 0.4 miles.
Ilminster and Crewkerne 5 miles. Yeovil 9 miles.

A beautifully presented, recently refurbished Grade II listed hamstone cottage, full of character and charm. This delightful detached home features a thatched roof, spacious interiors, a generous driveway for two vehicles, and attractive enclosed gardens. EPC Band D.

- Walking distance of South Petherton
- Three reception rooms
- Three double bedrooms
- Ample parking
- Freehold
- Refurbished thatched cottage
- Kitchen and Utility
- Bathroom and Shower room
- Private Gardens
- Council tax band D

Guide Price £475,000

SITUATION

Nestled in the picturesque Somerset countryside, Watergore is a delightful hamlet perfectly positioned between the vibrant villages of Over Stratton and South Petherton, which offers a wealth of everyday amenities, including boutique shops, a traditional butcher, bakery, greengrocer, wine merchant, and essential services such as a hospital, doctors' surgery with pharmacy, newsagent, and post office. You'll also find a welcoming pub and restaurant, a historic church, and a well-regarded primary school—all contributing to a strong sense of community.

South Petherton is renowned for its lively atmosphere, hosting an annual folk festival and a calendar of cultural events celebrating music, arts, and local traditions. For broader shopping, leisure, and educational opportunities, the bustling town of Yeovil is just 9 miles away, offering excellent facilities and a mainline rail link to Exeter and London Waterloo—making countryside living perfectly connected.

DESCRIPTION

Thatchcroft is an enchanting Grade II listed detached cottage, beautifully crafted from hamstone and crowned with a traditional thatched roof—renewed in 2017 for peace of mind. At the same time, the property underwent a full refurbishment, including the installation of new double-glazed windows, and is now presented in immaculate decorative order.

Brimming with character, this home boasts many period features such as an impressive inglenook fireplace, charming window seats, and exposed beams. Inside, the accommodation is surprisingly spacious, offering three inviting reception rooms, a well-appointed kitchen, utility room, and a stylish shower room on the ground floor. Upstairs, you'll find three generous double bedrooms and a family bathroom.

Outside, the property enjoys attractive gardens and the convenience of off-road parking for at least two vehicles.



ACCOMMODATION

Step inside through the charming thatched canopy porch into a welcoming sitting room, which begins with a cosy lounge area featuring built-in shelving, a window seat, and soft wall lighting. This leads into the heart of the home—a delightful sitting room centred around a magnificent inglenook fireplace with inset log burner set on a flagstone hearth. Exposed ceiling timbers, additional window seats, and warm lighting enhance the character, while a staircase rises to the first floor.

A doorway opens to a snug, perfect for relaxing, with glazed French doors leading to the rear garden and loft access above. From here, a hallway provides access to a storage cupboard and a practical laundry room with worktop space, plumbing for a washing machine, and housing for the Grant oil-fired boiler. Adjoining is a stylish shower room with a cubicle, low-level WC, pedestal basin, heated towel rail, and feature glass bricks.

The sitting room also connects to a bright dining room, enjoying dual-aspect views, exposed beams, a window seat, and a handsome hamstone fireplace with inset log burner. Steps lead down to the comprehensively fitted kitchen, complete with a ceramic sink, generous worktops, a range of cupboards and drawers, space for a range-style cooker with stainless steel hood, recessed shelving, and charming exposed stonework. Quarry-tiled flooring and a stable door open to a rear porch/boot room with windows on two sides and direct garden access.

Upstairs, the landing showcases beautiful oak floorboards, exposed beams, and stonework, with useful storage and linen cupboards. The three double bedrooms are full of character, featuring sloping ceilings, exposed timbers, oak flooring, and period details such as a stone chimney breast. The family bathroom is a true highlight, with a roll-top claw-foot bath, shower attachment, pedestal basin, low-level WC, exposed beams, and tiled flooring—perfect for relaxing in style.

OUTSIDE

The front of Thatchcroft is framed by a charming low stone wall with a wrought iron gate, leading along a pretty pathway to the front door. Beautifully planted flower and shrub borders complement the façade, enhanced by a graceful climbing rose. To the side, timber gates open onto a private driveway with space for two vehicles, discreetly housing the oil tank and showcasing a magnificent Wisteria cascading across the gable end.

A further wrought iron gate leads to the fully enclosed rear garden—a tranquil haven featuring a paved patio, ideal for outdoor dining, complete with lighting and a cold-water tap. Beyond lies a shaped lawn bordered by vibrant flowerbeds and mature shrubs, interspersed with trees including Ash and two productive Apple trees. For those who love homegrown produce, the garden offers soft fruits such as gooseberries and raspberries. Additional highlights include a glass-topped well, a garden shed, summerhouse, and a log store.

SERVICES

Mains water, electricity and drainage are connected.

Oil fired central heating.

Mobile : O2 and Vodafone (ofcom)

Broadband : Standard, Superfast and Ultrafast (ofcom)

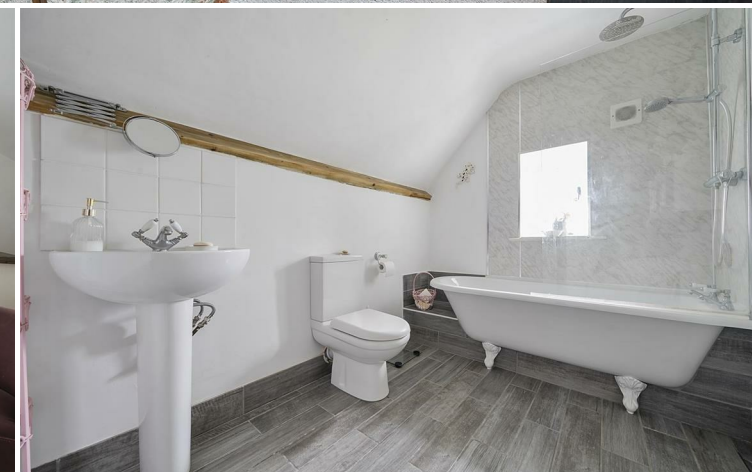
Flood risk status : Very low risk (environment agency)

VIEWINGS

Viewings strictly by appointment through the vendor's selling agent. Stags, Yeovil office, telephone 01935 475000

DIRECTIONS

From the Southfield roundabout at South Petherton exit at the roundabout in the direction of Ilminster, passing the petrol station and shop on your left hand side. Shortly after the turning to Over Stratton, fork right and at the junction continue straight across whereupon Thatchcroft will be seen on your right hand side, clearly identified by our For Sale board.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



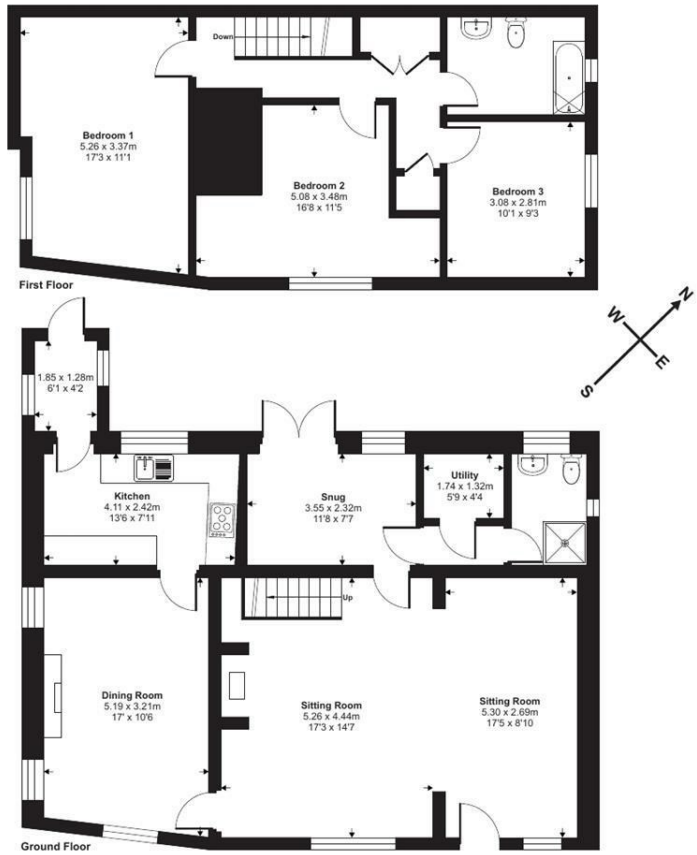
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	68
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Approximate Area = 1587 sq ft / 147.4 sq m
For identification only - Not to scale



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