

An aerial photograph of a rural landscape. In the foreground, there is a large, flat, brown field. To the right, a row of five small, two-story cottages with red roofs and white walls is visible. A green circular marker with a yellow arrow points to the middle of the row. The background shows rolling hills and more fields under a blue sky.

Symonds
& Sampson

5 Windmill Cottages

Montacute,

5 Windmill Cottages

Montacute
TA15 6UT



- Semi Detached House
- Nestling in a very quiet location
- Adjoining open farmland to the rear
 - Fabulous far reaching views
- Garage and parking for several vehicles
- Generous Kitchen/dining/family room
- Large garden facing south, south east
 - Quiet no through lane
 - Utility room
- Separate office/study area

Guide Price **£425,000**

Freehold

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THE PROPERTY

An exciting opportunity to purchase this good-sized 3-bedroom home nestling in a quiet semi-rural location adjoining fields and far distant views.

Nestled on the very outskirts of this charming village in a no-through lane adjoining fields, this delightful semi-detached house offers a perfect blend of comfort and convenience. This property provides ample space for both relaxation and entertaining. The well-appointed kitchen/breakfast room flows seamlessly into the dining area, enjoying far-reaching views, making it an ideal setting for family gatherings or dinner parties with friends.

One of the other standout features of this property, apart from its location, is the impressive parking capacity, accommodating up to seven vehicles together with a garage. This is a rare find in the area, making it perfect for families with multiple cars or for those who enjoy hosting guests.

ACCOMMODATION

The property comprises entrance hall, dual aspect sitting room with fireplace and fitted woodburner (currently capped), a very generous kitchen/breakfast/dining room with fabulous rural views, further office/study off, utility room/outer lobby, downstairs bathroom, first floor landing with exposed timber floorboards, bedroom one with fabulous views, en suite dressing room and en suite shower room, bedroom two and bedroom three both enjoy lovely views and exposed timber floorboards.





OUTSIDE

The front garden has a stone/gravel driveway providing parking for 3 vehicles, a further lawned garden leading around to the side, a side gate, an outside oil boiler and oil tank, and access to the rear garden.

There is a SINGLE GARAGE with parking in front, together with the potential to create further parking. All in all, the property benefits from parking for several vehicles.

The rear garden (South South East Facing) adjoins open fields and enjoys lovely rural views together with a



good-sized decking area, paved terrace, and the garden is mainly laid to lawn.

SITUATION

This semi-detached house is tucked far away from the village of Montacute, in a private position within a very quiet no-through lane (adopted) adjoining farmland to the rear with delightful views. A real gem!

Montacute is a beautiful village adorned with many character properties built of local hamstone intermingled with other modern properties. The village is home to the

National Trust-owned Montacute House, together with benefiting from facilities including an active and friendly community, a petrol station/convenience store, village store, Post Office, two public houses, primary school and village hall. It is also surrounded by National Trust Woodland with wonderful walks up onto Ham Hill. This cherished local beauty spot remains a prominent feature as it overlooks the surrounding villages, providing stunning views over the surrounding countryside.

Larger towns which are close by and offer a host of amenities include Yeovil, the regional centre, Stoke Sub



Hamdon, South Petherton, Martock and Crewkerne, which has a Waitrose and a Mainline Train station with direct lines to London or Exeter.

Montacute really is a great village with a warm, welcoming atmosphere and many community groups for all ages, depending on your pursuits.

DIRECTIONS

What3words:
///freshen.selection.bake

SERVICES

Mains water and electricity. Septic tank drainage (shared with the adjoining neighbour). Oil-fired central heating via radiators.

Broadband - Ultrafast broadband is available.
Mobile signal/coverage - There is mobile coverage in the area. Please refer to Ofcom's website for more details.

MATERIAL INFORMATION

Flood Risk: Very Low



Council Tax Band: B

The chimney in the sitting room has been capped and the fitted woodburner has not been used for many years.



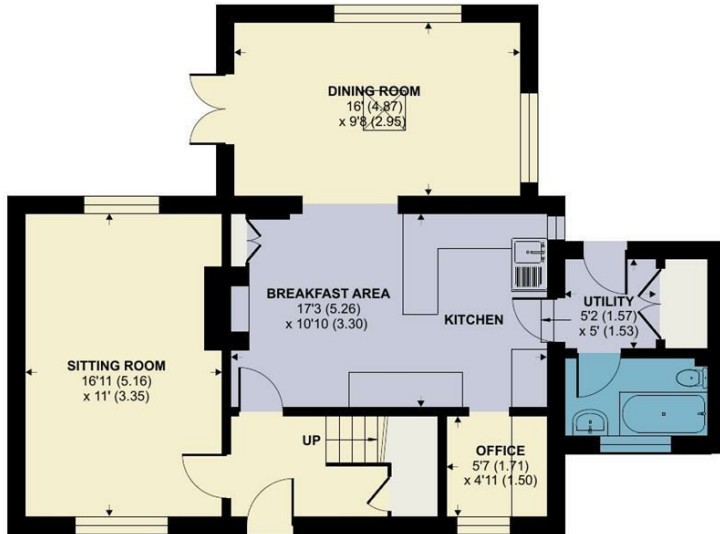
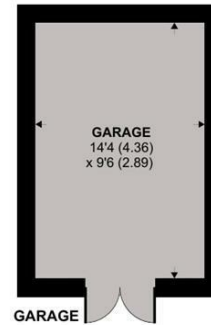
Windmill Cottages, Montacute

Approximate Area = 1245 sq ft / 115.6 sq m

Garage = 136 sq ft / 12.6 sq m

Total = 1381 sq ft / 128.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1421002

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Energy Efficiency Rating		Current	Potential
How energy efficient is your property?			
100-120 kWh/m²/yr	A		81
81-100 kWh/m²/yr	B		
61-80 kWh/m²/yr	C		
41-60 kWh/m²/yr	D		
21-40 kWh/m²/yr	E		
1-20 kWh/m²/yr	F		
1-20 kWh/m²/yr	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



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