



The Old Cyder House
Long Sutton, TA10 9LW

George James PROPERTIES
EST. 2014

The Old Cyder House

Long Sutton, TA10 9LW

Guide Price - £450,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

The Old Cyder House is a substantial stone built property dating from the mid 18th century, this former cider apple barn is conveniently situated in the heart of this extremely popular village and offers spacious, versatile accommodation of approximately 2500sqft. Accommodation is set around a large open plan kitchen/family room with dining room, study and conservatory leading to the gardens. There are four bedroom's and two bathrooms in the lower wing of the house, a utility room, first floor bedroom and WC could create a self contained annex if required. Outside their are lovely enclosed, private gardens, ample off road parking and garage.

Services

Mains water, drainage, gas and electricity are all connected. Gas fired central heating to radiators and a solar water heating system is installed. There is an EV charging point in the driveway. The property has been fully networked with a secure wired system providing high speed internet access throughout.

Entrance Hall

With tiled floor and internal door to the garage. Glazed oak double doors lead to the main living area.

Utility Room 11' 11" x 9' 7" (3.64m x 2.92m)

With window and door to the garden. Single drainer sink unit, space for washing machine and tumble dryer, radiator and wall mounted gas boiler. Stairs to first floor bedroom.

First Floor Bedroom 18' 6" x 9' 10" (5.65m x 3.00m)

With Velux roof windows to the front and rear. Radiator.

WC

With wash hand basin and WC. Heated towel rail.

Family/Breakfast Room 16' 1" x 15' 3" (4.89m x 4.65m)

With openings to the dining room and kitchen. Stairs lead to the first floor sitting room with understairs storage cupboard and space for fridge freezer.

Kitchen Area 9' 0" x 9' 3" (2.74m x 2.81m)

With large window to the side. There is a beautiful modern, bespoke Ash fitted kitchen with granite work surfaces incorporating a one and a half bowl sink unit. The kitchen has a wonderful larder unit with space for a microwave, there is also an integrated Bosch dishwasher and range cooker.

Dining Room 11' 8" x 12' 6" (3.56m x 3.82m)

With window to the side and radiator.

Study 8' 4" x 5' 11" (2.54m x 1.80m)

With window to the rear and side, radiator and built in oak desk.



Conservatory 12' 0" x 8' 3" (3.66m x 2.52m)

uPVC double glazed conservatory with tiled floor, radiator and French doors opening to the garden.

Sitting Room 31' 2" x 13' 1" (9.5m x 4.00m)

This impressive double aspect room offers superb living space with outstanding views across both the village and open un-interrupted countryside. Radiators and gas coal effect fire.

Inner Hall

From the breakfast/family room a door leads to the inner hall where the bedrooms are situated.

Bathroom

With window to the side, bathroom suite comprising low level WC, vanity wash hand basin and 'P' bath with mains shower and screen. Travertine tiled floor and walls. Radiator.

Bedroom 1 12' 2" x 12' 4" (3.72m x 3.76m)

With window to the side, radiator and range of fitted wardrobes.

En-Suite Shower Room 9' 2" x 5' 9" (2.80m x 1.75m)

This 'Jack and Jill' bathroom can be shared with bedroom 3. With window to the side, vanity wash hand basin, low level WC and large shower cubicle with mains shower and electric shower back up. Electric wall heater.

Bedroom 2 11' 5" x 12' 6" (3.48m x 3.80m)

With French doors to the side courtyard garden. Radiator and built in cupboard.

En-Suite Shower Room

With window to the side, low level WC, wash hand basin and shower cubicle with mains shower.

Bedroom 3 12' 11" x 9' 10" (3.94m x 3.00m)

With windows to the front and side, radiator and range of fitted wardrobes.

Bedroom 4/Study 9' 11" x 8' 10" (3.02m x 2.70m)

With window to the side, radiator and built in wardrobe. This room is currently used as a study with bespoke built in Sycamore desk.

Outside

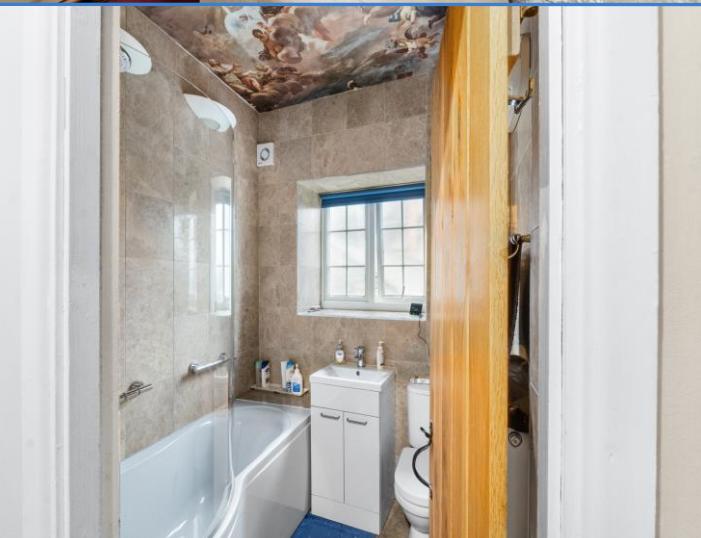
The property is approached from a gravel driveway with parking for several vehicles. Here there is a EV car charger. A pedestrian gate leads to the side courtyard and access to the rear garden.

Garage 18' 11" x 12' 10" (5.76m x 3.92m)

With electric roller door, window to the rear, power and light connected. Internal pedestrian door to the entrance hall.

Covered Storage Barn 16' 10" x 13' 4" (5.12m x 4.07m)

This useful covered barn offers ample garden storage. The enclosed, private rear garden has a patio area with lawn, greenhouse and well stocked flower and shrub beds. There are mature apple trees and a further raised patio area ideal for enjoying the late afternoon and evening sun.



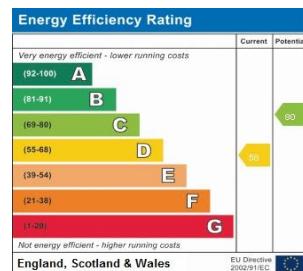
GROUND FLOOR
1857 sq.ft. (172.5 sq.m.) approx.



1ST FLOOR
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA: 2467 sq.ft. (229.2 sq.m.) approx.
Whilst every attempt has been made to ensure accuracy, these floor plans are approximate, measurements of rooms and other areas, and the other items are approximate and no responsibility is taken, or 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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