

The Coke House, St. James Street, South Petherton, TA13 5BS

£225,000

ORCHARDS ESTATES

The Coke House is an elegant and well-constructed Hamstone residence, ideally located in the heart of South Petherton.

Dating back to the 18th century, the property boasts a rich historical character while benefiting from being unlisted.

The accommodation is bright and spacious, featuring generously sized rooms throughout. Early viewing is strongly recommended to fully appreciate the scale and charm of this exceptional home.

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LOCATION

South Petherton is a small residential country town with a village atmosphere set in an attractive surrounding countryside one mile from the A303 roadway and offers a wide range of shopping facilities, two schools, library, inn, restaurant, dog groomer, churches, doctor & veterinary surgeries, chemist, tennis and bowling clubs and the acclaimed restaurant Holm.

There are bus services to neighbouring towns and villages. There is also a regular, direct coach service from South Petherton to London.

Yeovil is ten miles, Crewkerne (Mainline Station to Waterloo) six miles, Ilminster six, the county town of Taunton (M5 Motorway & Mainline Station to Paddington) eighteen and the South coast at Lyme Regis twenty-two miles.

Approach

From the street a part glazed front door leads to a light an airy hallway.

Stairs rise to the first floor, with natural light gently illuminating the stairwell via a solar spotlight.

Ground Floor Living

The **Living Room** is both charming and inviting, featuring double-aspect windows to the front that allow natural light to flood the space.

A distinctive feature throughout the property is the presence of deep-set windows, adding character and comfort.

Double-glazed doors provide a seamless connection to the **Kitchen/Dining room**, enhancing the flow and functionality of the living space.

This room is a spacious and well-appointed room featuring a contemporary kitchen with tiled flooring and a generous selection of base units. Culinary needs are well catered for with a Belling seven-burner gas hob and double oven, complemented by a stainless-steel sink and drainer. The kitchen also includes plumbing for both a washing machine and dishwasher, space for a larder-style fridge/freezer, and ample room for a dining table and chairs.

A window overlooks the attractive rear courtyard, and a rear door provides direct access to this outdoor space.

First Floor Living

Bedroom One - A bright and cheerful double bedroom featuring double-aspect windows to the front, complete with deep window seats that enhance the room's charm. This bedroom benefits from an en-suite shower room, comprising a low-level WC, wash hand basin, and a shower cubicle with electric shower.

Bedroom Two – A light and airy room with a front-facing aspect with a deep window seat, offering a pleasant and comfortable space.

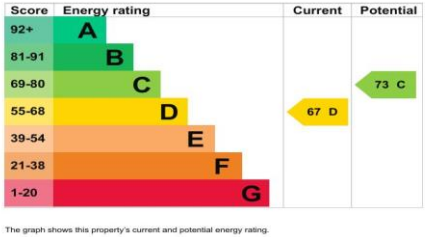
Bedroom Three – A generously sized double bedroom overlooking the rear of the property. It includes a large built-in storage cupboard/wardrobe and an additional inner cupboard housing the Viessmann combination boiler.

Family Bathroom - Well-appointed with a low-level WC, pedestal wash hand basin, and a bath with electric shower over. A heated towel rail adds comfort and convenience.

Garden

To the rear of the property is a delightful walled courtyard, offering a low-maintenance outdoor space ideal for pots and planters.

The courtyard also includes practical features such as discreet bin storage and a convenient outdoor tap.



The graph shows this property's current and potential energy rating.







Material Information

- Freehold character property dating back to c. 1770's
- Council Tax - D
- EPC – D
- Mains - Electric, Gas, Water and Drainage
- Boiler - 5 years old and we are reliabily informed by the vendor it is regularly serviced
- Loft - Loft ladder, boarded with lighting
- Broadband - Ofcom 1800mphs available
- Flood Zone 3, risk of flooding from nearby stream
- On road parking in local area
- You will require a specialist insurance provider to insure this property as it has previously flooded



Floor 1



Floor 2

Approximate total area(1)

110.9 m²

1192 ft²

Reduced headroom

0.3 m²

3 ft²

(1) Excluding balconies and terraces

Reduced headroom ..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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