

Tydvill Cottage

Church Street, Babcary, TA11 7DT

George James PROPERTIES
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Guide Price - £459,950
Tenure – Freehold
Local Authority –Somerset Council

Summary
Tydvill Cottage is an attractive stone built property dating from the 19th century. The property has had accommodation reconfigured and extended by the current owners and now provides comfortable, bright living space. Accommodation includes dining room with stone fireplace, large bright sitting room with wood burning stove, modern kitchen/breakfast room and ground floor shower room. To the first floor there are three double bedrooms and family bathroom. Outside there is a large parking area leading to a garage with adjoining outbuilding. There are good size private gardens to the rear with gate leading to the sports field giving pedestrian access to Babcary meadows, country walks and village pub.

Services
Mains water, drainage and electricity are all connected. LPG gas fired central heating to radiators. The property is fitted with solar panels (solar PV) which are owned and part of the government feed in tariff (FIT) providing substantial savings on energy bills. Council tax band D.

What3Words
///cleans.broker.consoled

Agents Note
The cottage has a flying freehold above the neighbouring property. Contact the agent for further details.

Amenities
Babcary is an small attractive sought after rural village with an award winning Inn. There is also a Parish church and popular playing fields. The property can access superb country walks along with Babcary Meadows with flower rich grassland and abundance of wildlife. More comprehensive amenities are available in nearby Somerton and Castle Cary both offering a range of independent shops and easy access to the A303/M3. There is mainline railway station at Castle Cary (London Paddington/Penzance). Bath and Bristol can be serviced by road within approximately one hour. Babcary also offers a school pick up bus service.







Dining Room *14' 1'' x 13' 9'' (4.28m x 4.2m)*
Entrance door leads to the dining room with window to the rear. Stone fireplace with beam over and recess to side. Door and staircase leads to the first floor. Radiator.

Inner Hall
With coat hooks.

Shower Room
With window to the rear, suite comprising low level WC, wash hand basin with storage below and fitted mirror over. Corner shower cubicle with mains shower. Heated ladder towel rail.

Sitting Room *21' 1'' x 12' 3'' (6.42m x 3.74m)*
The spacious and bright room has windows to either side and three roof windows. Free standing cast iron wood burning stove set on a Blue Lias stone hearth,

Kitchen/Breakfast Room *13' 9'' x 12' 5'' (4.20m x 3.78m)*
With windows to the rear and side. French doors to the rear garden. Modern fitted kitchen comprising range of base and wall mounted units with work surfaces over incorporating a sink unit. Built in dishwasher, washing machine and fridge. Eye level Zanuzzi double over, induction hob with splash back and stainless steel extractor hood over.

Landing
With window to the rear.

Bathroom *13' 1'' x 4' 8'' (4.00m x 1.42m)*
Window to the rear, low level WC, vanity wash basin and panelled bath with electric shower and shower curtain. Heated ladder towel rail.

Bedroom 1 *15' 1'' x 9' 1'' (4.59m x 2.77m)*
Window to the front, radiator and range of built in wardrobes.

Bedroom 2 *12' 6'' x 8' 9'' (3.80m x 2.67m)*
Window to the rear and radiator.

Bedroom 3 *12' 0'' x 8' 10'' (3.67m x 2.70m)*
Window to the front, radiator and built in wardrobes. Built in airing cupboard housing hot water cylinder.

Outside
To the front of the cottage is a picket fence and gate with path to the front door. There is a large parking area to the side suitable for several cars, caravan etc. A pedestrian gate leads to the rear.

Garage *15' 1'' x 10' 10'' (4.60m x 3.30m)*
With vehicular doors, power and light connected.








Outbuilding *15' 1'' x 5' 11'' (4.61m x 1.80m)*
This insulated store has power and lighting with windows to the side. Currently used as a utility and store but would also suit as a workshop or hobbies room. There is a further small storage shed to the rear of the garage.

There is an attractive, enclosed patio area with flower and shrub borders to the immediate rear that can be accessed from the kitchen. A path leads to an open lawned garden with mature trees and shrubs. A pedestrian gate leads from the rear garden to a path giving access to the playing fields, country walks and village pub.

Agents Note
To assist with presentation, some images may have been enhanced using AI-assisted editing tools. These enhancements are intended to improve visual presentation while maintaining an accurate representation of the home.















GROUND FLOOR
982 sq.ft. (91.2 sq.m.) approx.

1ST FLOOR
486 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 1468 sq.ft. (136.4 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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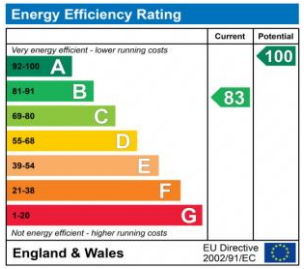





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The Property Ombudsman

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