St. Elizabeth's Way, South Petherton, TA13 5DS

£299,950

ORCHARDS
ESTATES

Welcome to Chapel Cottage in South Petherton, a rare gem making its debut on the market after 18 years.

This distinguished hamstone Grade II Listed property, originally built around 1798 as the Chapel for Knapp House, offers a unique opportunity with its spacious accommodation spread across two floors.

Tucked away on St Elizabeth's Way, the property boasts a private driveway, a single garage, and a private enclosed rear garden.

To arrange a viewing at your convenience, please contact us and a member of the Orchards Estates Team will be delighted to meet you at the property.

£299,950

ORCHARDS
ESTATES

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, pub, restaurant, cafe, churches, doctor & veterinary surgeries, chemist, tennis and bowling clubs and 'bus services to neighbouring towns and villages. 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 As you turn onto St Elizabeths Way from Harveys Road, the private road meanders around the rear of the historic Knapp House, a distinguished Grade II manor house. Continuing along this route, you will find Chapel Cottage directly ahead, situated across the private parking area.

Ground Floor Living Upon entering through the glazed wooden front door, you are welcomed by a bright entrance hallway with the staircase to the upper floor directly ahead. The ground floor offers two well-proportioned bedrooms, each with windows overlooking the front and side of the property. Adjacent is the family bathroom, featuring a walk-in shower and generous storage.

To the rear of the cottage lies a spacious living room with a feature fireplace and rear-facing windows that fill the space with natural light. This area also accommodates a dining table, ideal for entertaining or family meals.

A few steps lead to the modern, fully fitted kitchen, complete with wall and base units, a gas hob with concealed extractor, built-in double oven, integrated dishwasher, and space for an under-counter fridge and separate freezer. A Velux window adds further natural light.

Adjoining the kitchen is a generously sized sunroom, perfect for a table and chairs, offering charming views of the beautifully maintained garden.

First Floor Living Ascending the staircase to the first floor, you arrive at the large master bedroom located at the rear of the property. This bedroom features a rear-facing window, charming wooden beams, under-eaves storage, and a Velux window, creating a bright and airy atmosphere. A few steps up leads you to the corridor that connects to the ensuite bathroom. This corridor also offers additional under-eaves storage. The ensuite is equipped with a walk-in shower, a white suite, and another Velux window, ensuring plenty of natural light.

Parking, Garage and Garden At the front of the cottage, you'll find a mature garden border, currently in full bloom with vibrant spring flowers, adding a splash of color to the property. There are two allocated exclusive parking spaces in front of the single garage. Between the cottage and the garage, a door leads to the enclosed rear garden. Outside the sunroom, there is a small patio area, perfect for seating and garden pots. A few steps up, you'll find a lawn area bordered by mature shrubs and climbing plants along the wall. At the rear of the garden, there is another patio area, followed by a grassy section and more mature planted borders. Years of experienced gardening and love have been poured into the rear garden, creating a serene and picturesque outdoor space.

Material Information

- Grade II Listed, built c.1798. Originally the Chapel for Knapp House
- Freehold Property
- Council Tax Band: D
- EPC Rating: Not required
- Mains Gas, Drainage, Water and Electric Gas fired central heated radiators with gas fire in the living room
- Private allocated parking space
- Charge for ground maintenance - £75pcm
- Flood Zone 1: Low Risk has a low probability of flooding from rivers and the sea
- Broadband: OFCOM: UltraFast 1000 Mbps available

Floor 1 Building 1

Floor 2 Building 1

Floor 1 Building 2

Approximate total area(1)

117.54 m²

1265.19 ft²

Reduced headroom

3.4 m²

36.57 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

01460 477977 or 01935 277977 www.orchardsestates.com

Orchards Estates, 11 North Street Workshops, Stoke sub Hamdon, TA14 6QR

Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.