LODESTONE



Orchard Cottages,



Orchard Cottages,

BA4 6QU

Guide Price £399,000

3 Bedrooms | 2 Bathrooms | 2 Receptions

PROPERTY FEATURES

- Well presented semi-detached house
- Sought after village location
- Beautifully maintained by the current owners
- Spacious kitchen/breakfast/dining room with central island
- Feature gas fireplace in the sitting room
- Versatile snug/home office/play room
- Master bedroom with ensuite shower
- Front and rear garden
- Off road parking











Situated in the sought-after village of Ditcheat, this beautifully maintained three bedroom semi-detached home offers good accommodation throughout with a well-appointed kitchen/dining area, three double bedrooms, two bathrooms and a front and rear garden. This lovely property provides the perfect setting for comfortable family living in a peaceful village location.







DESCRIPTION

Situated in the popular village of Ditcheat, this attractive three-bedroom semi-detached home has been carefully maintained by the current owners, creating a welcoming and comfortable family residence.

Accessed via a front door or side entrance, the ground floor features a delightful sitting room, complete with a feature gas fireplace and built in storage. Adjacent to this is a snug or office space with built in desk. The well appointed kitchen/breakfast/dining room serves as the sociable heart of the home with an island and plenty of cupboards and storage. Double French doors lead out from the kitchen to the rear garden. The kitchen is equipped with high-quality appliances, including a built-in Neff oven, a Neff combination microwave, and a Bertazzoni Range Cooker, all of which will be included in the sale. Also on the ground floor is a hallway with fitted storage and a downstairs cloakroom.

Upstairs, the property offers three well-proportioned double bedrooms, two benefiting from fitted wardrobes all thoughtfully designed by Sharps. The master bedroom has an ensuite shower room and there is a family bathroom with bath and shower. The interior is furnished with Ulster carpets throughout, and externally the house has recently been painted using Emperor masonry paint giving the home a fresh and well-presented feel.

This well presented home would be perfect for first-time buyers, families, or those looking to enjoy peaceful village living.

OUTSIDE

The property continues to impress with gardens to both the front and rear. The rear garden is laid to patio and provides a pleasant space to relax and enjoy the outdoors with raised beds and plenty of space for outside seating and a useful garden shed. The front garden is lawned with mature shrubs and flower beds and a pretty stone path leads to the side of the property. There is off-road parking for two vehicles at the front behind wooden garden gates.





SITUATION

1 Orchard Cottages is in the picturesque village of Ditcheat, in the heart of Somerset and on the edge of the Mendip Hills. Famous for Paul Nicholl's racing stables, the village is home to the 12th century St Mary Magdalene Church and the 17th Century 'Manor House Inn'. The village also has a well-regarded village Primary school and near by farm shops. Nearby the town of Bruton has an array of excellent restaurants along its High Street, including 'At the Chapel', 'The Old Pharmacy', 'Briar', and 'The Prickly Pear'. On the town's outskirts, the renowned Hauser & Wirth Gallery hosts 'The Roth Bar' and 'Da Costa', an Italian restaurant. For fine dining, the Michelin-starred 'Osip' is a short drive away. Bruton offers a range of amenities, including a doctor's surgery, pharmacy, vet, post office, mini-supermarkets, a fuel station, and independent shops. It's just a 10-minute drive to Castle Cary, which features a mainline railway station, the 'Creamery restaurant', and 'The Newt' nearby.

Castle Cary itself is a charming market town with independent businesses, boutiques, and galleries. Every Tuesday, the local market showcases fresh, locally sourced produce such as organic vegetables, artisan bread, cheeses, meats, and fish. The town also offers a nursery, primary and secondary schools, a health centre, dental practice, library, post office, butcher, newsagent, chemist, pubs, restaurants, and tea shops.

DIRECTIONS

Postcode: BA4 6QU

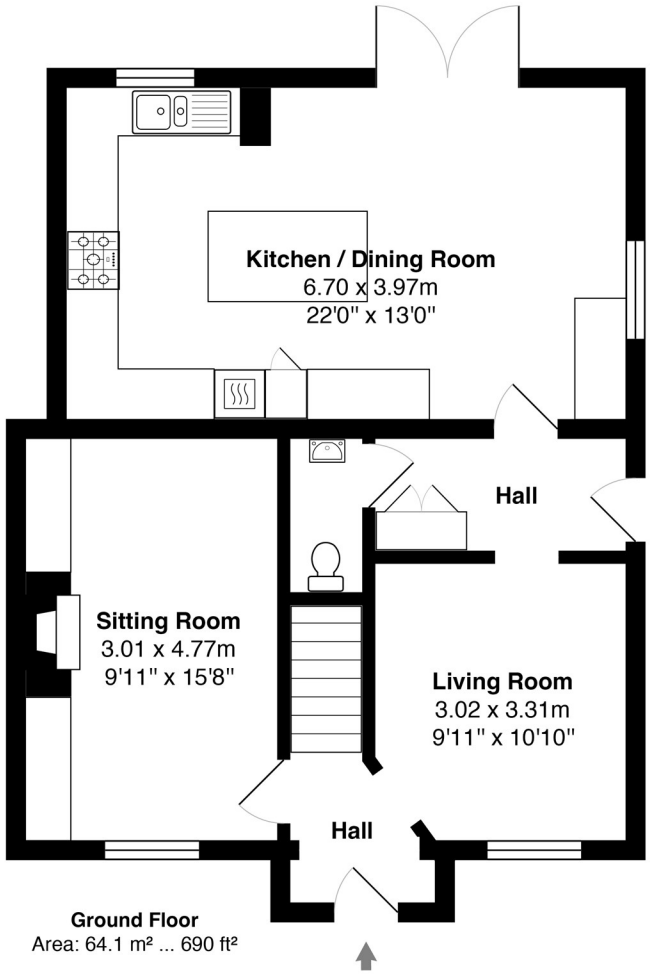
What3Words: ///defended.boils.torso

Viewing by appointment only

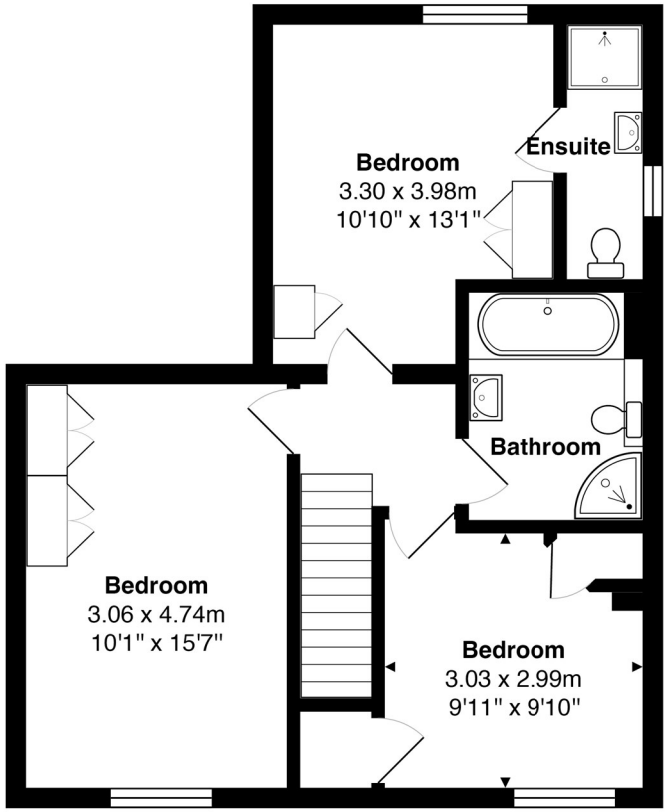

1
Orchard Cottages

1 Orchard Cottages, Ditcheat

Approximate gross internal floor area of main building - 116.8 m² / 1,257 ft²



Ground Floor
Area: 64.1 m² ... 690 ft²



First Floor
Area: 52.7 m² ... 567 ft²

Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

Bruton
Fry's Halt
Station Road
Bruton, Somerset
BA10 0EH
Tel: 01749 605099
bruton@lodestoneproperty.co.uk

Wells
By appointment only: Bishopbrook House
Cathedral Avenue
Wells, Somerset
BA5 1FD
Tel: 01749 605088
wells@lodestoneproperty.co.uk

www.lodestoneproperty.co.uk