



Lantern Cottage 2 Ash Tree Farm Court, Woolavington, TA7 8FD

£395,000

Offered to the market is this immaculate and beautifully presented modern cottage which forms part of an exclusive development situated in an appealing, tucked away position on Lower Road in the popular village of Woolavington.

Lantern Cottage is fully double glazed and warmed by oil central heating (including underfloor heating downstairs) and has been extended, updated and fully decorated internally and externally by the current owners to provide a stunning, spacious family home.

A particular feature of this property is the impressive high specification kitchen/diner/ family room with integrated 'Neff' appliances, granite work tops, solid oak doors and floors throughout and fireplace which overlooks the lovingly maintained rear garden.

Internally the accommodation comprises entrance hallway, bedroom two, bathroom, kitchen/ diner/ family room and sun room to the ground floor. To the first floor is the master bedroom, shower room and dressing room. There is off road parking to the front accessed via 5 bar timber gates and an impressive private garden to the rear along with a fantastic summerhouse with power and light connected.

Please note that all furnishings can be negotiated.

For an appointment to view please contact the vendors sole agent.

ENTRANCE

Via UPVC front door and window combination unit to:

ENTRANCE HALLWAY

Staircase rising to first floor. Storage cupboard. Wooden flooring. Doors leading to bedroom two, bathroom and opening to kitchen/ diner/ family room.

BEDROOM TWO

Double glazed window to front aspect. Built in wardrobe.

BATHROOM

Obscure double glazed window to side aspect. Fitted with a four piece suite comprising panelled bath with shower attachments over, wash hand basin and WC. Part panelled walls. Wooden flooring, heated towel rail.

KITCHEN/ DINER/ FAMILY ROOM

Dual aspect double glazed windows. Fitted with a quality range of matching wall, base and drawer units with granite top worksurfaces over with sink and drainer unit inset. Built in 'Neff' appliances to remain including oven and grill with glass electric induction hob and stainless steel extractor hood over. Integral fridge, freezer and dishwasher. Space and plumbing for a washing machine. Ceiling downlighters, wooden flooring. Large storage cupboard.

Feature fireplace with wood burner inset.

French doors to:

SUN ROOM

Double glazed windows with French doors inset opening onto the garden. Lantern style glazed roof. Wooden flooring.

LANDING

Doors to bedroom and shower room/ dressing room.

BEDROOM ONE

Double glazed window to front aspect. Radiator. Eaves storage. Double glazed Velux window.

SHOWER ROOM

Fitted with a three piece suite comprising corner shower cubicle with mains shower with overhead shower attachment. Wash hand basin and WC. Wooden flooring, heated towel rail. Velux window. Door to:

DRESSING ROOM

Fitted with a wall of built in wardrobes and drawers. Radiator, eaves storage.

EXTERIOR

PARKING

On own driveway for multiple vehicles with 5 bar timber gates.

GARDENS

Wrap around garden and enclosed with a combination of stone walling and panel fencing. Mainly laid to lawn with large patio/ BBQ area (hot tub to remain) with paved pathway which continues round to timber gate leading providing access to front of property. Mature tress and shrubs inset. Oil tank. Workshop and storage shed,

SERVICES

Mains electricity, water and drainage.

HEATING

Oil fired central heating/ underfloor heating.

Floor Plan

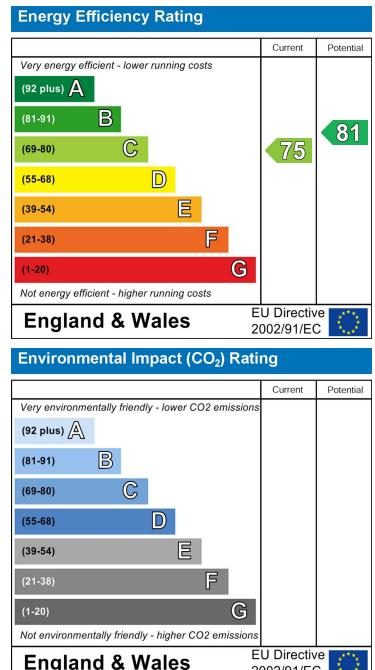


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate. No responsibility is taken for any error, omission, or non-statement. This plan is for illustrative purposes only and should be used as such by 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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Area Map



Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller.