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Owl Street, East Lambrook, TA13 5HF

Auction Guide Price £185,000



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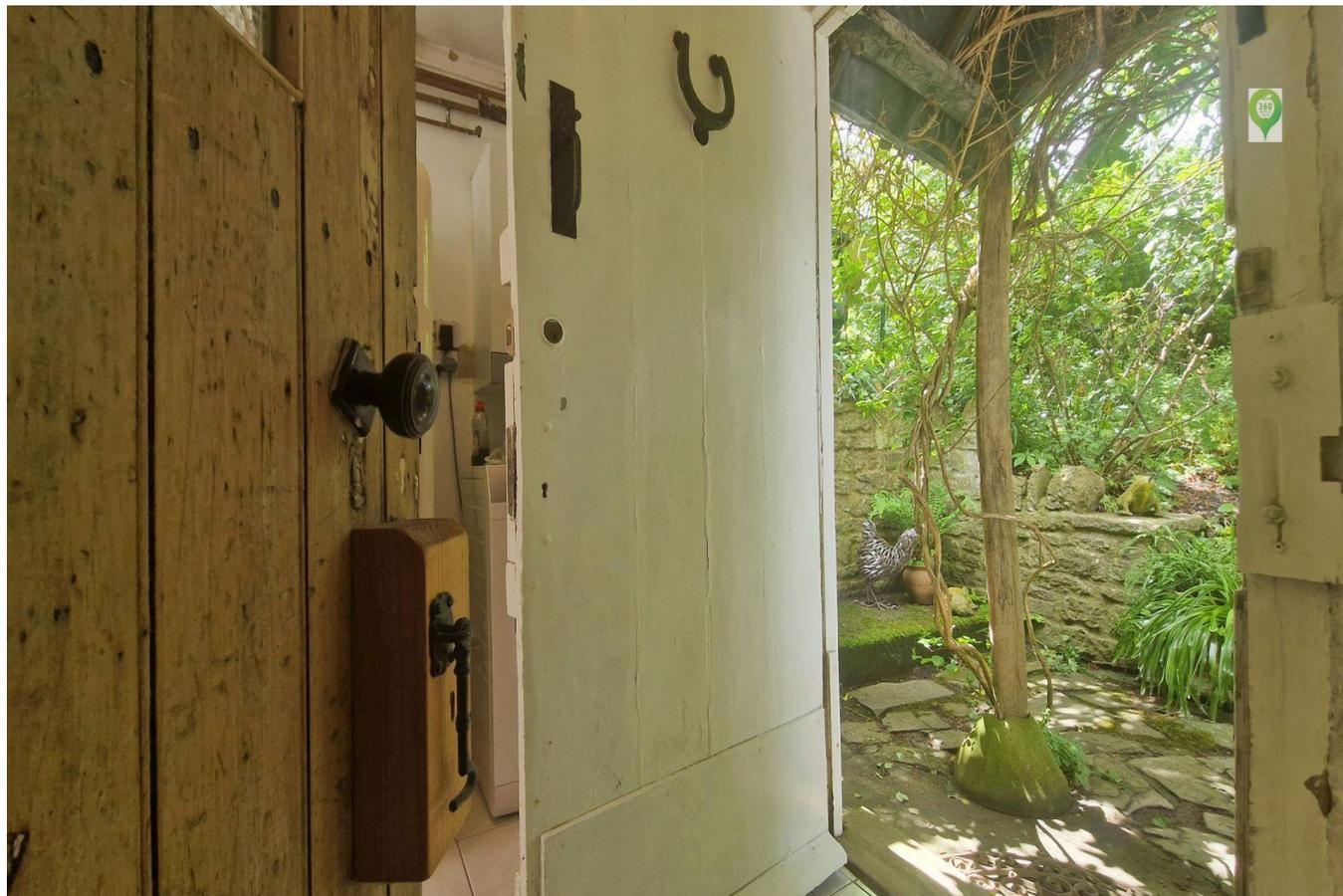
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## LOCATION

East Lambrook is a small rural village, quietly positioned approximately a mile away from the thriving country town South Petherton. Boasting a 12th century church as well as East Lambrook Manor Gardens – recognised as the 'Home of English Cottage Gardening'- the village also has a 17th century pub, The Rose and Crown.

The village enjoys exceptional country walks and apple blossom orchards as well as benefitting from the amenities of nearby South Petherton.

The small residential country town, South Petherton, with its village atmosphere, is set in surrounding countryside circa 1 mile from the A303 roadway and offers a range of shopping facilities, day centre, two schools, library, inns, bank, churches, doctor and veterinary surgeries, chemist, tennis and bowling clubs and bus services to neighbouring towns and villages.

Yeovil lies approximately 10 miles away. Crewkerne (mainline station-Waterloo) is approximately 6 miles. Ilminster 6 miles and the county town of Taunton (M5 motorway and mainline station-Paddington) is approximately 18 miles away.

## Approach

Set on the junction of Scotts Lane and Owl Street the vehicle entrance is through a set of double gates onto a concrete parking area.

There are several sheds and a seating area with stone steps up to a small area of garden.

Entrance to the house is through the garden room and directly to the kitchen.

On the other side of the house, there is a pedestrian entrance to the main garden with mature borders, an impressive tree and well. This is where the main entrance door is which is under a storm cover.

## Living Space

Entering through the garden room from the parking area this has been laid out to be a spacious dining area which opens to the kitchen.

An inner door then opens to the main house itself, there is an initial room which has 3 windows and offers a nice introduction to the charm of this lovely home with notable ceiling beams.

An entrance then leads into the sitting room where more beams give way to the impressive inglenook fireplace, front and rear windows provide plenty of natural light.

Through to the entrance hall (the door opens directly to the road and has not been used in years), this acts as a great storage space or library.

At the bottom of the stairs is the entrance to the bathroom which is spacious but would benefit from updating.

## Upstairs

There are two rooms on this floor, the first is an 'excuse me' walk through room with front and rear aspect windows as well as cupboard space.

The 2nd room is the main bedroom and this again excudes charm, I would say take a moment to look at the window, a significant pointer to the authenticity and age of this beautiful property.

## Main Garden

The main garden is accessed from the kitchen or through pedestrian gate.

With large ham stone steps and an impressive tree. There is also a covered well in the garden. To the rear is a stone built area housing the oil tank.



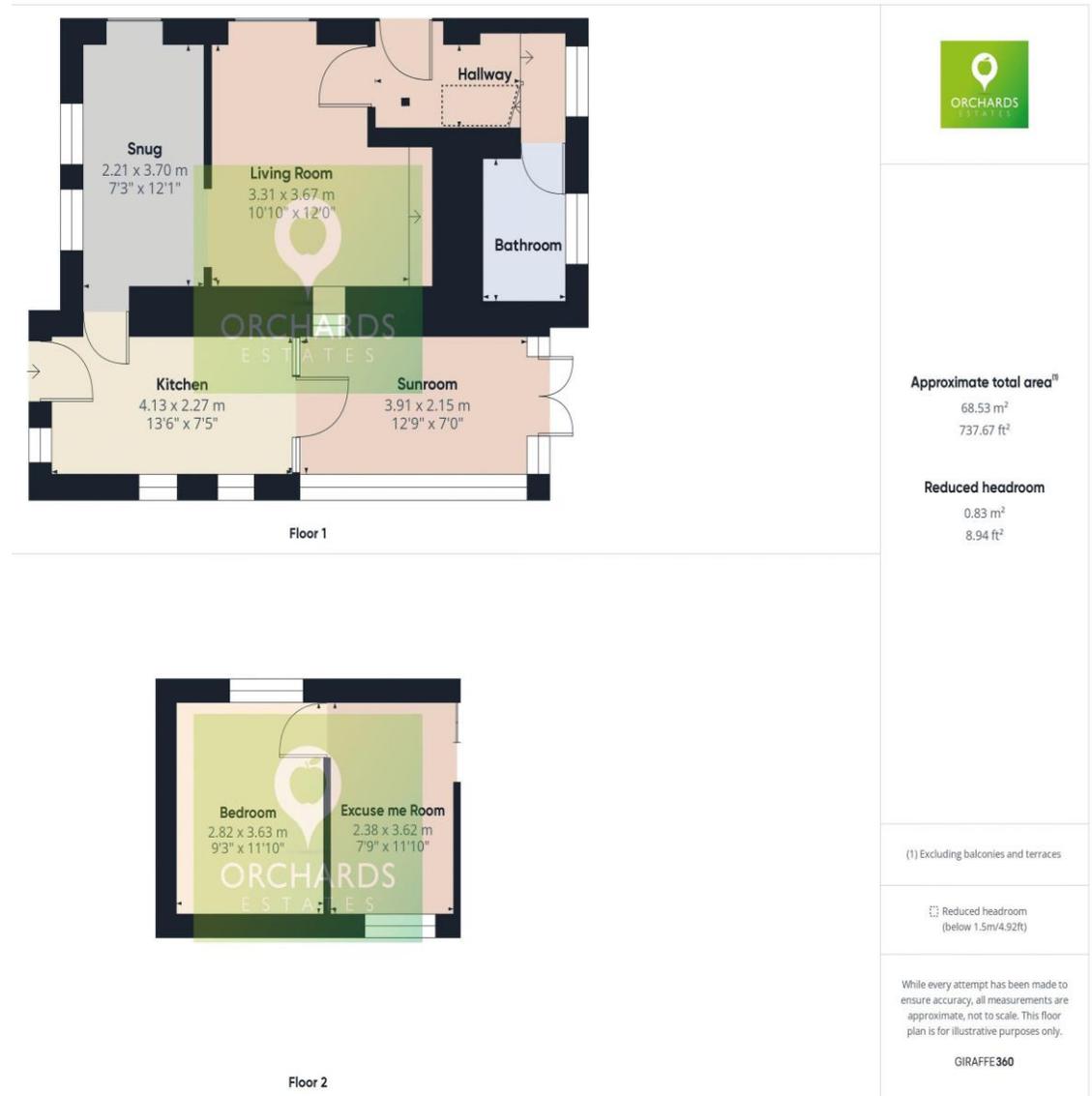


### Parking

Accessed through a high set of double gates, the parking area is laid to a concrete base. To the side are several sheds with bin storage areas and to the rear is a raised garden area with a small seating area, ideal for a morning coffee.

### Material Information

- Detached Freehold Property, c. 350-450 years old
- Grade II Listed with Thatch Roof
- Council Tax Band: C
- For Insurance purposes, all electrics, etc have been kept up to date by the vendor
- There is an easement to allow the energy company access to maintain the tree
- Mains Drainage, Water and Electricity
- Oil Fired Central Heating (the boiler may not function as the vendor has not used this in several years)
- OFCOM: UltraFast 1,000Mbps Broadband Available
- Flood Zone 1: Low possibility of Flooding



01460 477977 or 01935 277977 [www.orchardsestates.com](http://www.orchardsestates.com)

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