Pollys Cottage

STAGS

Pollys Cottage, Middle Street

Shepton Beauchamp, Ilminster, TA19 0LE

Barrington 1.5 miles South Petherton 2.4 miles Ilminster 4 miles. Crewkerne 6.3 (railway station London-Waterloo)

A delightful extended & modernised End of Terrace Hamstone Cottage within the heart of Shepton Beauchamp. Open plan ground floor including Sitting Room/Dining Room with woodburning stove & kitchen leading out to a private cottage style rear garden, 2 Double Bedrooms and Bathroom. EPC band E

- Spacious ground floor sitting room/dining room and kitchen with views to the garden
- 2 double bedrooms and spacious first floor bathroom
- Recently installed double glazed windows & doors throughout
- Freehold
- Modern kitchen & gas fired central heating
- Character features including beams, exposed stone, flagstone flooring & a fireplace
- Side Access to a fully enclosed & private rear garden
- Council Tax Band A

Guide Price £275,000

SITUATION

Pollys Cottage is ideally situated within walking distance of all the amenities in the highly sought-after village of Shepton Beauchamp, including a village shop, public house, church, primary school, hairdresser, and village hall. The village enjoys a vibrant community spirit. Surrounded by beautiful countryside, the property offers direct access to miles of public footpaths and scenic walks in every direction, making it perfect for dog owners and outdoor enthusiasts.

Conveniently located between Yeovil and Taunton, Shepton Beauchamp benefits from excellent transport links via the A303. The neighbouring village of Barrington is home to the renowned Barrington Boar gastropub and the National Trust's Barrington Court, both of which are within walking distance. The surrounding area is further enhanced by the nearby market towns of South Petherton and Ilminster, which offer an excellent range of independent shops, artisan retailers, schools, and everyday amenities.

DESCRIPTION

Constructed of attractive local Hamstone to the front elevation, with rendered rear walls and decorative tile-hung detailing at first floor level beneath a pitched tiled roof, this charming cottage combines period character with modern comfort. Over the past 20 years, the property has been comprehensively renovated and enhanced throughout. A thoughtfully designed rear extension has improved both the layout and overall living space, while significant upgrades have included the replacement of the wiring, plumbing, heating system, kitchen, and bathroom. Additional improvements include the installation of a wood-burning stove, together with updated windows and doors. Retaining a wealth of character features, the cottage boasts exposed beams and stonework, creating a warm and inviting atmosphere. The ground floor offers well planned open-plan accommodation, with flagstone flooring throughout and direct access to the delightful cottage garden. On the first floor are two generous double bedrooms, served by a spacious family bathroom. Outside, the property enjoys a beautifully established cottage garden, providing an attractive and private outdoor space, together with convenient side access.

ACCOMMODATION

Steps up from the pavement to a part glazed front door which leads into an entrance lobby with mat well and space for coats and boots. A glazed door leads into the Sitting/Dining Room with lovely flagstone flooring throughout the ground floor and an attractive stone fireplace with inset woodburning stove and hearth. To one side is an alcove and the other a door leading to the stairs. This cosy room with a beam above opens into a spacious dining room with a window looking out to the rear garden, there are exposed stone walls with beams, an alcove with door to understairs cupboard and a wide opening into the kitchen. The kitchen is a lovely room with modern kitchen wall and floor units, working surfaces with sink, tiled surrounds and integrated appliances including an oven, gas hob with extractor over, fridge and freezer with space and plumbing for a dishwasher and washing machine. French doors open into the garden and there is a large cupboard housing the gas fired boiler. Stairs rise to the first floor and a light and airy landing with side window and access to the loft. Bedroom 1 at the rear is a lovely double room with views over the garden and beyond and has a built-in wardrobe, bedroom 2 at the front is another spacious double room with a built-in cupboard. There is a spacious bathroom with tiled surrounds, Velux window and comprises a bath, separate shower cubicle, WC, wash hand basin and towel rail.

OUTSIDE

To the side of the property is an arched wooden gate opening onto side access that leads to the rear of the property; a useful area for bins and recycling. The rear garden is fully enclosed with replacement fencing completed 2 years ago along the Southern boundary. Most of the garden is South facing with a gravelled pathway running along the back of the property to a side return store area, there is a private paved patio with central steps leading up to the lawn which is screened by natural hedging with honeysuckle. There is lilac tree, a fabulous magnolia and established flower and shrub borders with roses and peonies. At the end of the garden is a useful garden shed, composting area and space for a table and chairs. Outside tap, power and light with space for the gas bottles that run the boiler and hob.

SERVICES

Mains electricity, drainage and water are connected.
Bottled gas fired central heating with boiler serviced annually
Mobile coverage: EE, Three, O2 and Vodafone (some service may be limited - Ofcom)
Broadband: Standard, Superfast and Ultrafast (Ofcom)
Flood risk status: Very low risk (environment agency)

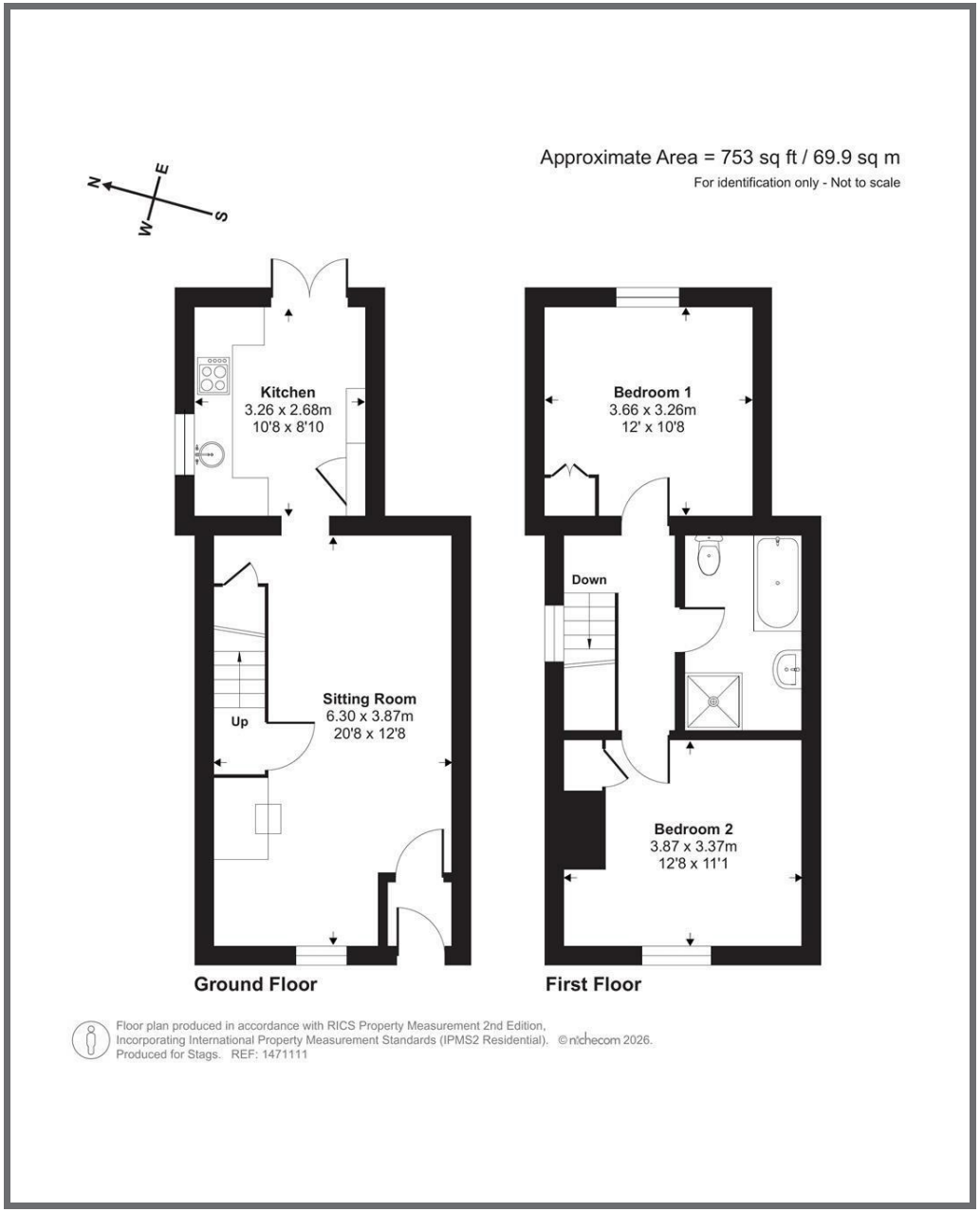
VIEWINGS

Strictly by appointment through the vendors selling agents. Stags, Yeovil office, telephone 01935 475000

DIRECTIONS

From Seavington St Michael and after 0.5 mile turn right to Shepton Beauchamp follow the road over the crossroads and into the village. Pollys Cottage will be found on the right hand before you get to the village hall identified by our For Sale Board.

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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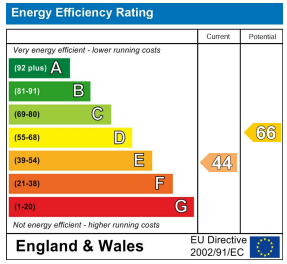

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