



**FOR SALE**

Hawthorn Hill, East Lambrook, TA13 5HJ

£660,000

 **ORCHARDS**  
ESTATES

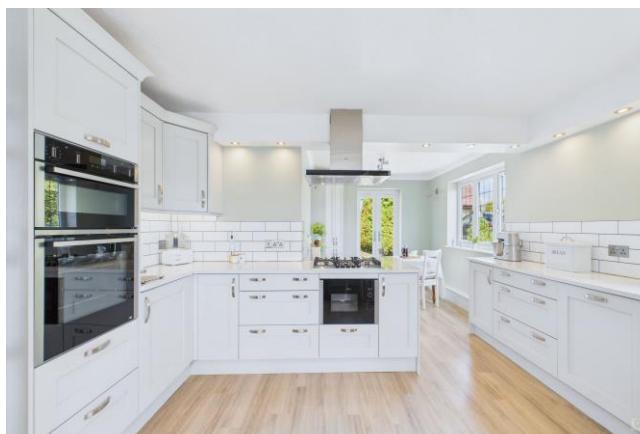
Nestled in a tranquil, semi-rural setting near the charming village of East Lambrook, this exquisite hamstone property boasts a generous wrap-around cottage garden of approximately 0.3 acres.

The garden features a sunny patio at the rear of the property and offers picturesque rural views from every angle, creating a delightful 'indoor-outdoor flow'.

The property includes a detached hamstone double garage and a driveway with ample parking for up to six vehicles. Inside, the home is in excellent decorative order, having undergone numerous recent renovations, including a newly fitted kitchen and utility room.

An early viewing is highly recommended to fully appreciate the unique charm and desirable location of this sought-after property.

£660,000



## LOCATION

East Lambrook is a small rural village, quietly positioned approximately a mile away from the thriving country town South Petherton. Ideally located with good transport links, only 6 minutes from the A303 and only 5 minutes from the nearest village of South Petherton.

East Lambrook boasts 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, inn, post office, 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

Hillcove is set back from the road, featuring a hamstone wall at the front, with an iron gate leading to the front garden with a wooden clad porch.

The front of the property is surrounded by mature hedging and sunny area of a graveled garden.

## Ground Floor

Upon entering Hillcove through the front porch, you are welcomed into a hallway featuring a front

aspect window and a wall radiator.

The hallway provides access to the stairs leading to the first floor and doors to the following rooms:

**Living Room:** This dual aspect room features a front window and rear patio doors that open onto the garden. It includes a wall radiator and a charming feature fireplace with a log burner.

**Study/Bedroom 3:** With a rear aspect window and French doors leading to the sunny patio area, this room is versatile and could serve as a downstairs double bedroom. It includes a wall radiator.

**Kitchen and Dining Area:** The newly fitted dove grey shaker-style kitchen with stone worktops is absolutely stunning, equipped with a range of hardwood wall and floor units, top-of-the-range appliances including a built-in self-cleaning double oven, extractor fan microwave, gas hob, integrated dishwasher and space for a large fridge/freezer. This triple aspect room giving views to the surrounding countryside is beautifully light and airy, with windows to the front, side, and a French door to the rear.

The dining area, located at the rear, also featuring built-in shaker-style floor cupboards and a large pantry. The room is completed with a wall radiator and Amtico premium vinyl flooring throughout.

**Utility Room:** This is a newly fitted practical space which includes a range of wall and floor units with a sink, room for a washing machine, and a laundry storage cupboard with space for a large freezer and you will also find the newly fitted boiler in this room. A rear door provides access to the back garden.

**Family Bathroom:** The modern steel enameled white bathroom suite comprises a WC, hand wash basin, and a bath with a shower over. The walls are partially tiled, and the room includes a heated towel rail and a rear aspect window, with a radiator and extractor fan.



## First Floor

Ascending the stairs to the landing, you will find a large storage cupboard and doors leading to the following rooms:

**Master Bedroom:** This beautiful, spacious airy room features a rear aspect window, wall radiator, and built-in wardrobes. There is also access to the attic from this room. From this room there are far reaching views of the surrounding apple orchards.

**En suite:** The newly fitted en suite includes a spacious walk-in shower, hand wash basin, WC, heated towel rail, Velux window, and built-in storage cupboards.

**Dressing Room:** There is a large built-in wardrobe with sliding doors and the room features a wall radiator and a Velux window, (with rural views) allowing natural light to flood the space. There is also access to storage in the eaves. This is a versatile space that could also be used as an occasional bedroom, or study/office space.

**Bedroom 2:** A double room with a Velux window and wall radiator with built in desk and storage.

## Garden

The property boasts a large wrap-around cottage garden of approximately 0.3 acres, well-stocked with a variety of mature trees and plants.

To the rear of the property, there is a sunny patio and gravelled area leading to a lawned garden, a shed, and a path that connects to the garage. The garden backs onto fields, offering lovely rural views and a serene environment, perfect for relaxation and outdoor activities.

Footpath accessible 'from the door' provides access to walks in the surrounding orchards and the village Pub. This beautifully maintained garden enhances the property's charm and provides a peaceful retreat.

## Double Garage and Driveway

The property features a large double detached hamstone garage with two up-and-over doors at the front, equipped with power and lighting.

Access to the loft room/storage space is provided via a ladder.

The garage also includes a window and a side door.

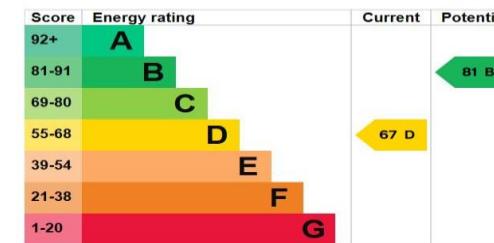
The fully boarded loft room offers versatile potential, suitable for use

as a gym, studio, office, or additional accommodation, subject to necessary consents.

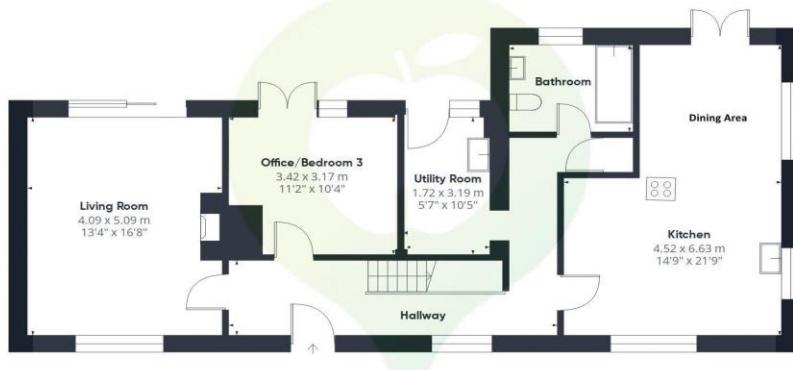
The expansive gravelled driveway includes a turning area and provides ample off road parking space for up to six vehicles.

## Material Information

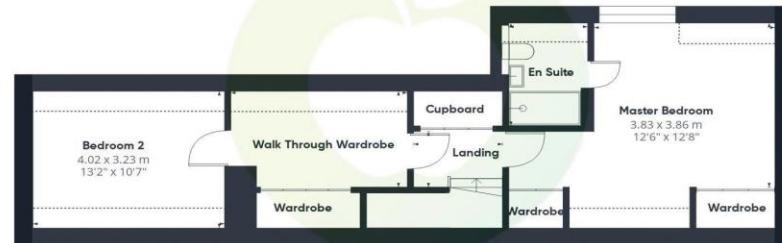
- Freehold Property built c. 1986
- Council Tax Band: E
- EPC Rating: Coming Soon
- Mains - Water and Electric
- Private - Drainage and Gas
- Central Heating - Oil Log Burner - Chimney last swept June 2024 Boiler - Oil condensing, installed in October 2022 and regularly serviced
- Double Glazing - 2 years old Loft - Boarded, with ladder and lighting
- Flood Zone 1: Land within flood zone 1 has a very low probability of flooding from rivers and the sea.
- OFCOM: Superfast Broadband Available - 43mbps



The graph shows this property's current and potential energy rating.



Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area<sup>(1)</sup>

170.5 m<sup>2</sup>

1837 ft<sup>2</sup>

Reduced headroom

8 m<sup>2</sup>

86 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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