Homefield, Scotts Lane

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East Lambrook, South Petherton, Somerset, TA13 5HF

South Petherton/A303 2 miles. Crewkerne and Ilminster 7 miles. Railway Station 8.5 miles.

A beautifully refurbished and individually designed home offering versatile and spacious accommodation, with the added benefit of capacity for dual occupancy. Thoughtfully updated to a high standard throughout, the property is set within attractive, well-maintained gardens and enjoys the luxury of a heated swimming pool, creating an ideal environment for both family living and entertaining. A unique and adaptable home in a highly desirable setting. EPC Band D

- Open plan Living/Kitchen/Dining room
- Utility and Mezzanine Study
- Three Further Bedrooms
- Beautiful Private Gardens
- Freehold
- Suitable for Dual Occupancy
- Kitchen, Sitting Room, Shower Room and Bedroom
- Superb Bathroom and En suite Cloakroom
- Swimming Pool
- Council Tax Band D

Offers In Excess Of £750,000

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SITUATION

Homefield is situated within the village of East Lambrook with it's excellent public house and the delightful gardens of East Lambrook Manor Gardens, which is opened to the general public, together with a cafe. The sought after village of South Petherton is within 1.5 miles which offers an excellent range of day-to-day facilities, together with a public house, Holm restaurant, village school, church, doctors surgery and hospital. The property is within 2 miles of the A303 providing excellent links to both London and the south-west, along with a railway station at Crewkerne providing a link to Exeter and London Waterloo.

DESCRIPTION

Homefield comprises an individually designed, four bedroom detached house built in 1976 and is constructed partly of hamstone, together with reconstituted stone elevations, contained beneath a mainly Welsh slate roof and a further tiled area. The property benefits from oil fired heating to the main house with the annexe benefitting from newly installed and energy efficient Dimplex storage heaters. Both properties have been beautifully refurbished, carried out to a high standard and with a large windows opening onto the delightful private gardens. Although the property is currently used as two dwellings, it would very easily make one delightful family home, in what is a fabulous location with extensive parking and gardens surrounding the property on three sides, together with a outdoor heated swimming pool. An internal viewing comes highly recommended in order to appreciate this highly individual property.

ACCOMMODATION

Reception hall with glass panel ceiling, concealed high level lighting and airing cupboard housing the pressurised hot water cylinder and slatted shelving. Large coats cupboard with shelf and lighting. Open plan living/kitchen/dining room with vaulted ceiling, exposed beams with mezzanine study over. The ground floor area comprises a beautifully fitted kitchen installed approximately 12 months ago, with 1 1/4 bowl sink with mixer tap, adjoining worktops and a range of floor and wall mounted cupboards and drawer. Neff induction hob with oven, grill and extractor over, Siemens dishwasher and space for an American style fridge, vertical radiator and glazed stable door to rear. Dining area with two large windows overlooking the front garden and stairs rising to the first floor. Two solar Velux roof lights with blinds and step down to the living area with three vertical radiators, large stone fireplace and inset log burner on a flagstone hearth with over mantle. Views to both front and rear including glazed french doors to the garden. The stairs rises to a large mezzanine balcony which is currently used as a home office/study, from here a glazed screen and door leads into bedroom one, with vaulted ceiling, exposed beams and two Velux roof lights, along with a glass floor panel. Two eaves cupboards and an opening through to the dressing room with two eaves cupboards, two Velux roof lights, trap access to the roof void. En suite cloakroom comprising low level WC, vanity unit, walk-in wardrobe with storage and light (potential space for shower).

Leading off the main hallway is the utility room with single drainer stainless steel sink with mixer tap over, adjoining worktops with a range of floor and wall mounted cupboards and drawers, space and plumbing for washing machine and tumble dryer and two windows to rear. Boiler cupboard housing the Worcester oil fired boiler which was installed in November 2023. The beautifully fitted bathroom comprises; a freestanding bath with shower attachment, large walk-in shower, vanity unit with oval wash hand basin and low level WC, remote controlled mood lighting and multi-panelled walls, heated towel rail, store cupboard and mirror with automatic sensor. Bedroom two, with two windows overlooking the front garden, range of fitted wardrobes to one wall, separate shoe cupboard, dressing table and two bedside cabinets. Bedroom four/sitting room, with two glazed windows and two vertical radiators. From here a doorway leads into a inner hall with glazed door to rear and ceramic radiator. Bedroom three with two windows overlooking the front garden, fitted wardrobes to one wall, ceramic radiator. Sitting room with vaulted ceiling and two Velux roof lights, exposed beams, views from two aspects, Dimplex Quantum night storage heater and five wall lights. UPVC door to entrance porch and inner lobby with trap access to roof void and airing cupboard/storage. Kitchen/breakfast room comprising single drainer sink unit with mixer tap over, adjoining worktops with a range of floor and wall mounted cupboards and drawers, integrated appliances including; Neff induction hob with extractor, matching oven and grill, Bosch dishwasher and fridge/freezer. Ceramic radiator and kick-board fan heater, together with three windows to the side and breakfast bar. Shower room comprising; pressurised shower, low level WC, wash hand basin, Velux roof light, heated towel rail, mirror with sensor light, tiled floor and multi-panelled walls.

OUTSIDE

A pair of 5-bar timber gates opens onto the tarmac driveway, providing parking for 6 to 7 vehicles, which is well fenced together with some stone walling, along with various shrubs, trees and outside water tap. To the side of the property is a useful bin storage area. From the drive, three steps lead down through a wrought iron gate, leading to a large sun terrace on two levels, with covered seating areas and a large shaped lawn, protected by Beech and Conifer hedging giving much privacy. There are wonderful deep borders, beautifully planted with various shrubs, bushes and trees, together with a concealed oil tank behind a willow screen. A pathway leads around the entire property, where there can be found an aluminum framed greenhouse, various water butts and the pool area with decking, ideal for sun-bathing or alfresco dining, next to the swimming pool which has a fully paved surround. The pool is heated via an air source heat pump, together with a pump house and useful garden shed with power and light. Beyond is a further garden with more shrubs, bushes and a useful log store with light. There is also a hot bin composter, outside lighting and cold water tap.

SERVICES

Mains water and electricity
Mains drainage via a pump system.
Oil fired central heating, together with some electric heaters.
Flood Risk Status - very low (environment agency)
Broadband availability : Standard, Superfast and Ultrafast (ofcom)
Mobile availability : Three, O2 and Vodafone (ofcom)

VIEWINGS

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

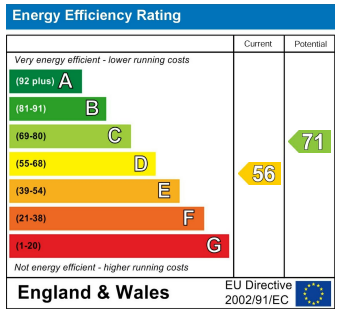
DIRECTIONS

From South Petherton head towards the hospital, passing the entrance drive and taking the next turning left signposted East Lambrook. On entering the village turn left opposite the Rose and Crown public house, in the direction of West Lambrook and after a short distance turn left into Scotts Lane. The property will be found towards the end of the cul-de-sac on the left hand side.
What3words///dummy.nibbled.driftwood

Approximate Area = 2956 sq ft / 274.6 sq m (excludes void)

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Stags. REF: 1271372



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