



3

Bedrooms



1

Bathroom



38 Nut Tree Cottages is a charming Grade II listed stone cottage, beautifully positioned on the edge of the village and enjoying far-reaching open countryside views. Rich in character, the property showcases a wealth of period features including exposed beams, stone mullion windows and exposed stone walls, while offering modern comfort through oil-fired central heating. The cottage is further enhanced by its beautifully landscaped rear gardens.

Ground floor

A solid timber door opens into the sitting room, a welcoming space with a stone fireplace housing a multi-fuel stove, tiled flooring and a window seat. From here, doors lead to the kitchen, study and dining room.

A second reception room sits to the front of the cottage and features an exposed stone wall, a further multi-fuel stove, window seat and stairs rising to the first floor.

To the rear, the kitchen overlooks the garden and opens through to the garden room. It is fitted with solid wooden base units and wooden worktops incorporating a Belfast sink, with space for a range cooker, an integral fridge and a stable door to the garden. The adjoining garden room, currently used as the dining room, has a tiled floor and French doors opening onto the rear garden.

North Perrott is a pretty rural village in Somerset. Village amenities include church, garden centre, There is one of the best cricket clubs in the South West, and a private school. The nearest town of Crewkerne is situated approx. 3 miles distant with a larger range of facilities including banks, Post Office, schooling, supermarkets including Waitrose and a leisure complex. There is a main line station (Exeter - Waterloo) and the Jurassic coast is approx. 15 miles distant at West Bay.

A separate utility room provides space and plumbing for a washing machine and tumble dryer, along with a WC.

The study/bedroom three can be accessed either from the living room or via a discreet door concealed within a cupboard in the dining room.

First Floor

The first-floor landing leads to two double bedrooms, both enjoying lovely countryside views to the rear. The generous bathroom features exposed beams and a white suite comprising a bath, WC, wash hand basin and a separate double shower. Eaves storage includes the airing cupboard.

Outside

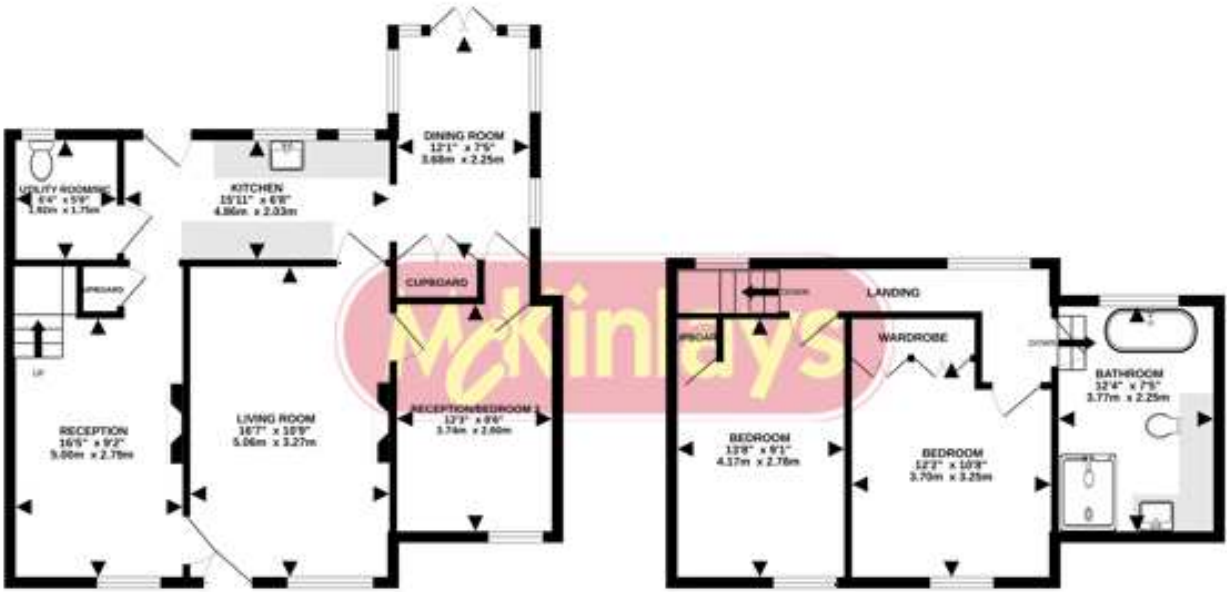
The property enjoys a substantial west-facing rear garden, offering excellent afternoon and evening sun. Immediately behind the house is a generous patio terrace, ideal for outdoor dining, which opens onto a large lawn with far-reaching countryside views.

The garden is attractively planted with a variety of mature trees and shrubs and includes a large shed, summer house, and a tree house, creating a versatile outdoor space for relaxation, storage, and play. In total, the rear garden measures just under 0.2 acres.

To the side of the property, there is the added benefit of a substantial parking area, which the current owners have successfully used to accommodate up to six vehicles.

GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.

1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 1099 sq.ft. (102.0 sq.m.) approx.

Within every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any 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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