

Archway Cottage

Shute Lane, Long Sutton , TA10 9LZ

George James PROPERTIES
EST. 2014

Archway Cottage

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Guide Price - £450,000
Tenure – Freehold
Local Authority – Somerset Council







Summary
Archway Cottage is a end of terrace four bedroom property quietly situated and tucked away in this extremely sought after village. The cottage has accommodation including sitting room, dining room, kitchen and large conservatory. To the first floor there are four bedrooms and shower room. As the property name suggests there is a stone archway leading to the side, here there is a comfortable covered outside seating/dining area opening to the garden. One of the main features of Archway Cottage is the fabulous outside space, set in grounds approaching half an acre with triple car port, ample parking and gardens with a large selection of outbuildings, workshops and sheds.

Amenities
Long Sutton is a popular South Somerset village which offers local facilities which include the village hall, well-stocked village shop with post office, church, very popular Devonshire Arms pub/hotel, and the well-patronised Long Sutton Golf Club (less than 1 mile distance). There is also an active cricket club, children's playground and tennis courts. Within the village there is a farm shop with café and a cider farm with taproom, all within comfortable walking distance. The very well-respected Primary School has a Breakfast Club and an After School Club for pupils. More facilities are available either at Somerton (about 3 miles to the north) or Langport (3½ miles to the west. The county town of Taunton is approx. 16 miles away with its comprehensive shopping, scholastic and recreational facilities, and the towns of Yeovil, Bridgwater, Street and Glastonbury are all in easy reach. Bristol and Bath are within commuting distance for many. The M5 can be accessed at Junction 25 (Taunton) or Junction 24 (Bridgwater).

Services
Mains drainage, gas and electricity are all connected. Council tax band C. Gas fired central heating to radiators.

What3Words
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Agents Note
To assist with presentation, some images may have been enhanced using AI-assisted editing tools. These enhancements are intended to

improve visual presentation while maintaining an accurate representation of the home.

Sitting Room *12' 0'' x 11' 10'' (3.66m x 3.61m)*
Entrance door leads to the sitting room with window to the front, radiator and fireplace housing modern cast iron woodburning stove.

Dining Room *12' 2'' x 11' 11'' (3.70m x 3.63m)*
With window to the front and radiator.

Kitchen *22' 8'' x 7' 10'' (6.92m x 2.40m)*
With two windows to the rear, range of base and wall mounted units, single drainer sink unit with mixer tap, space for dishwasher, washing machine and fridge freezer. Gas fired Rayburn. Stairs lead to the first floor with understairs cupboards. Door to the conservatory.

Conservatory *19' 4'' x 9' 0'' (5.90m x 2.75m)*
With French doors to the garden and side door to outdoor covered seating area.

Landing
With radiator and access to the loft space.

Bedroom 1 *11' 11'' x 10' 7'' (3.63m x 3.22m)*
With window to the front, radiator and range of fitted wardrobes and bedside units.

Bedroom 2 *12' 0'' x 8' 8'' (3.66m x 2.63m)*
With window to the front and radiator.

Bedroom 3 *9' 7'' x 12' 0'' (2.93m x 3.65m)*
With window to the front and radiator.

Bedroom 4 *8' 11''max x 7' 9'' max (2.71m max x 2.37m max)*
With two windows to the rear and radiator.

Shower Room *10' 1'' x 8' 4'' (3.08m x 2.53m)*
With window to the rear. Bathroom suite including bidet, low level WC and wash hand basin. Shower cubicle. Heated ladder towel rail and built in airing cupboard housing hot water cylinder.

Outside
The cottage is approached via a shared driveway leading to a large private parking area with access to the triple car port. A gated arch leads to a covered area to the side of the cottage ideal for outside dining/entertaining, from here access leads to the rear garden.

Triple Carport *28' 8'' x 25' 4'' (8.74m x 7.72m)*

Note
There is a gated right of way to the side of the property for the benefit of the two adjoining neighbours, the path leads to the rear with gate and path across the rear garden.





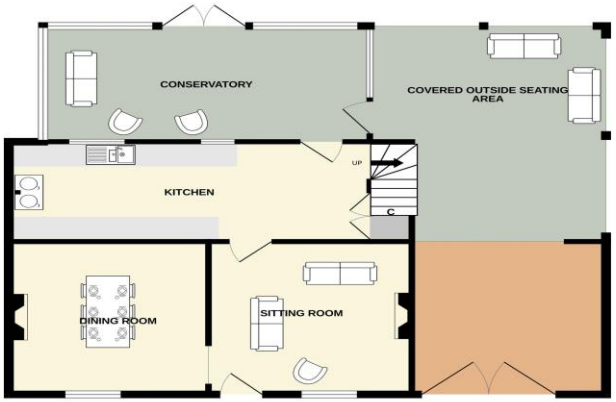








GROUND FLOOR
1001 sq.ft. (93.0 sq.m.) approx.

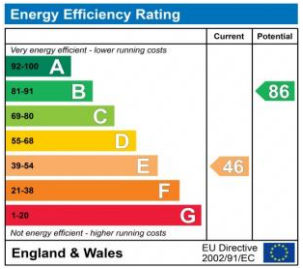


1ST FLOOR
588 sq.ft. (54.6 sq.m.) approx.

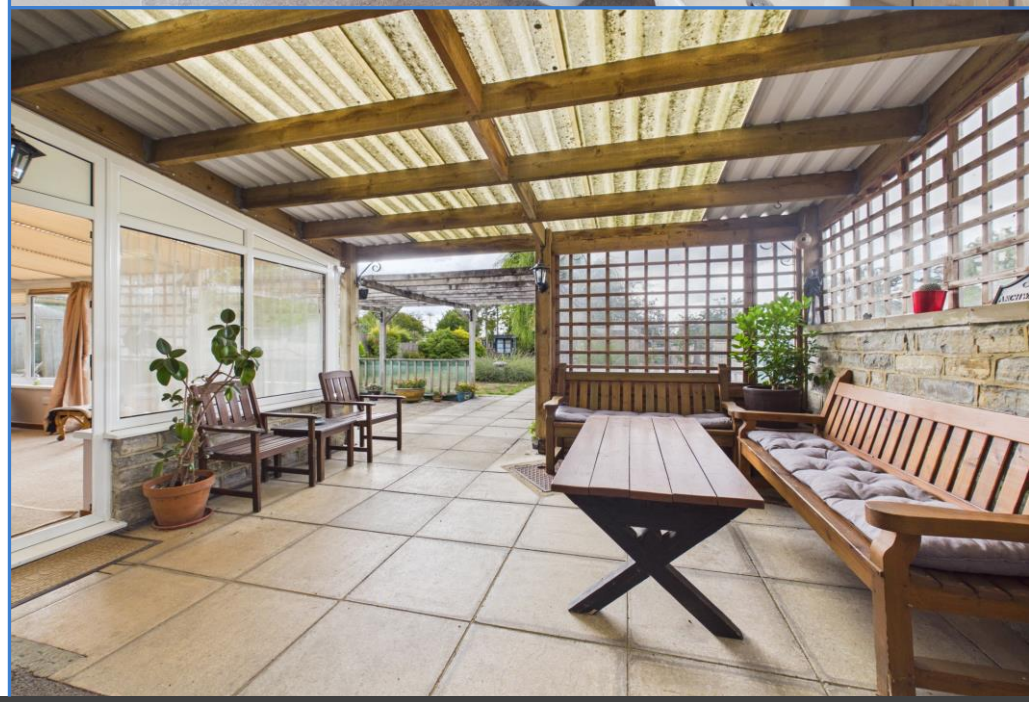


TOTAL FLOOR AREA : 1589 sq.ft. (147.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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The Property Ombudsman

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