

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



GARDENERS COTTAGE, LYDFORD ON FOSSE, SOMERSET, TA11 7BY



**GARDENERS COTTAGE, LYDFORD ON FOSSE, SOMERSET,
TA11 7BY**

A spacious and most appealing property, dating back to 1890, which has been thoughtfully extended, meticulously maintained, offering a beautifully presented home and a garden approaching three quarters of an acre. The property enjoys a convenient location in this popular village close to all local amenities.

The accommodation includes a sitting room, family room, study, kitchen/breakfast room, utility room, family bathroom, en-suite facilities, and 4 bedrooms.

Accommodation

The front door is set into an attractive porch which then leads into a welcoming entrance hall. On either side of the hall, there are two reception rooms, both of which could be used in a variety of different ways. The current owners have used one as a ground floor bedroom, and the other is a study.

At the end of the hall, there is the kitchen dining room which is a large, social living space with plenty of room for a dining table and kitchen units looking out over the gardens to fields beyond. Within the units there is a mid-level oven and grill, an induction hob and plenty of room for further appliances beneath the oak worktops. Leading off the kitchen, there is a utility room with a back door, and a ground floor bath room. There is underfloor heating spanning the bathroom and kitchen.

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Also adjoining the kitchen, there is a main sitting room which has a dual aspect, and French doors leading out to the garden.

On the first floor, there are four bedrooms, three of which being double rooms. The master is most impressive, benefitting from excellent countryside views, an en-suite loo, and eaves storage. In addition, there is a storage cupboard, accessed from the landing.

Outside

The external areas at Gardeners Cottage are a huge asset to the property. Further supplemented by an additional land acquisition, the gardens now total approximately three quarters of an acre; mainly laid to lawn and grassy paddock.

An handmade solid steel secure electrically operated gate give access to the very generous gravelled parking and turning area which has an attractive bespoke stone built well. The double garage has up-and-over doors and a separate pedestrian door. There is plenty of inside space for a work bench and also ladder access to the first floor loft area which offers good headroom. This room would be ideal for use as a home office (further potential possible with necessary planning permissions).

To the rear of the garage is an area of well fenced and potentially productive vegetable garden housing the polytunnel, garden shed and raised beds. A picket fence and gate divides the parking area from the paved terrace which leads to the front porch.

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To the rear of Gardeners Cottage is a wide paved terrace and this is divided from the private and well fenced lawned garden by a rose arch and wooden picket fence. There are several borders and rockeries of planting, shrubs and mature hedging. To the side of the cottage is the newly acquired area of land which is bounded with stock proof fencing. The garden as a whole approaches three quarters of an acre, of which a third of which would be ideal for a smallholding or a small pony.

About the area

Lydford is a small Somerset village in beautiful countryside between the towns of Wells, Somerton, Glastonbury and Castle Cary. The villages of East and West Lydford, and Lydford-on-Fosse are centred on the old Parish Churches and bridges over the River Brue and have a very active community with a good number of societies and organisations. Within a couple of minutes walk there is a small local Budgens supermarket which also provides newspapers, off licence etc. There are many good pubs and restaurants in the area, the closest being the Cross Keys pub within walking distance.

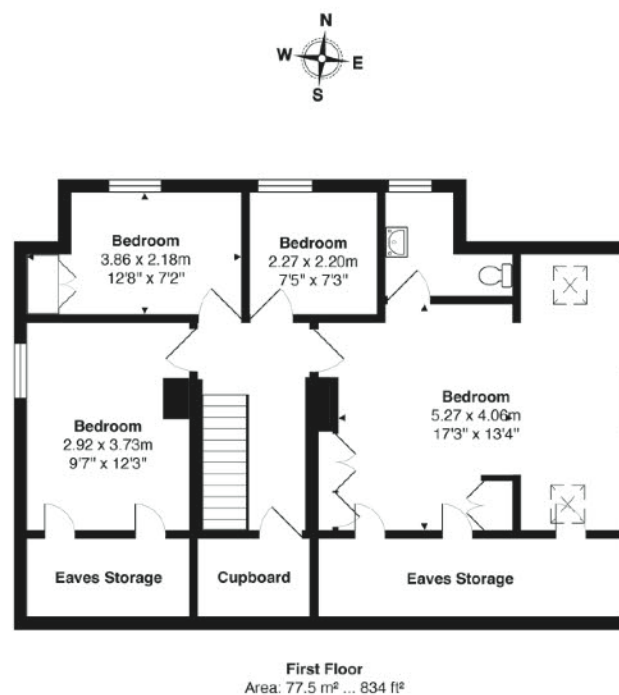
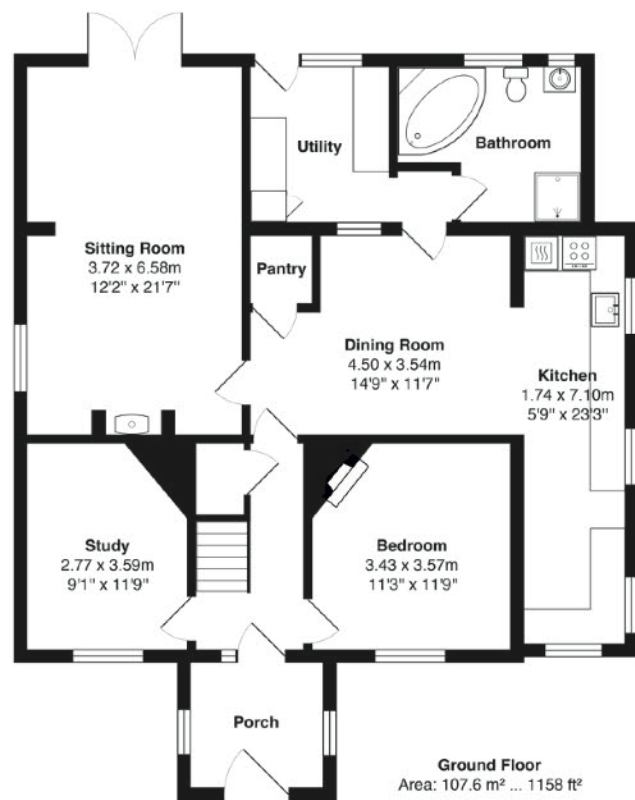
The major towns of the area being Bristol, Bath, Taunton and Yeovil are all within commuting distance and Castle Cary station (10 mins) has a main rail line to London. There are good state and independent schools close by including Keinton Mandeville C of E primary, Strode College, Millfield, Sherborne, Wells Cathedral, the Bruton schools, Downside and Hazlegrove.

Services

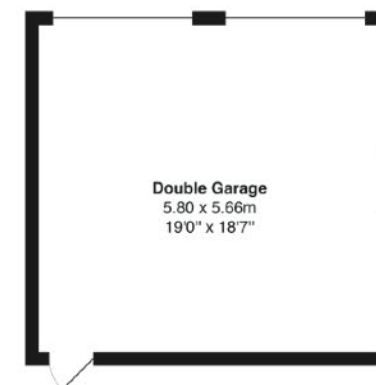
Mains water, drainage and electricity. Oil fired central heating. EV-car charger. Fibre broadband up to 1Gb/s. Tenure: Freehold.



Gardeners Cottage, Lydford on Fosse



First Floor
Area: 16.9 m² ... 182 ft²



Ground Floor
Area: 33.5 m² ... 361 ft²

Approximate gross internal floor area of main building - 185.1 m² / 1,992 ft²

IMPORTANT NOTICE - Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

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