An attractive period stone semi-detached cottage situated within a short walk of the village shop and church. This individual and very charming cottage has been in the same family for many years and was converted from a former farm building. Although the property requires updating throughout there is the opportunity to create a home to your own taste and style. There is the benefit of double glazed windows throughout, open fireplace, feature curved walls and a delightful sunny aspect garden.

An early viewing is highly recommended.
LOCATION: Henstridge is a large residential village in the lovely Blackmore Vale on the Somerset/Dorset border with easy access to the A30 and the A303. The village has a parish church, primary school, a village store/post office, two inns, restaurant and bus services. Stalbridge, one mile, Templecombe two miles with main line station (Waterloo approximately two hours), Wincanton six miles, Sherborne six miles with excellent schooling, Shaftesbury ten miles and Yeovil eleven miles.

ACCOMMODATION
UPVC half glazed front door to:

ENCLOSED ENTRANCE PORCH: Double glazed windows to side aspect, ceiling light, coat hooks and half glazed door to:

HALLWAY: Useful understairs cupboard with shelving and doors to kitchen and living room.

LIVING ROOM: 12’10” x 10’8” Dual aspect double glazed window to front and rear aspects with deep display window sill. Reconstituted stone fireplace, ceiling light, electric storage heater and stairs to first floor.

KITCHEN: 10’10” x 7’6” (approximately) One wall is curved making an interesting feature. Single drainer stainless steel sink unit with cupboard below, range of wall and base units with working surface over, electric cooker point, plumbing for washing machine, ceiling light, power points and double glazed window overlooking the rear garden.

From the living room stairs with half landing to first floor with double glazed window overlooking the garden.

FIRST FLOOR
BEDROOM 1: 13’1” (max) x 10’10” Double glazed windows with deep display window sills and outlook over front garden, open fronted wardrobes with hanging rail and shelf, electric heater, power point and ceiling light.

BATHROOM: Feature curved wall, pedestal wash hand basin, low level WC, panelled bath with electric shower over, shower screen, airing cupboard housing hot water tank, tiled to splash prone areas, ceiling light and shaver point.

OUTSIDE
The cottage is approached over the neighbouring cottage to a timber gate that opens to a paved seating area and the front door. To the other side of the porch there is a further paved seating area. Central steps rise to the main body of the garden, which is laid to lawn with shrub and flower beds. The garden is of good proportions, enjoying a sunny aspect with views of the church and enclosed in part by old stone walling and timber fencing.

DIRECTIONS: From Wincanton take the A357 signed Templecombe, continue on the road until reaching Henstridge. Proceed over the traffic lights and turn right just before the village shop into Church Street, continue past the church and the property will be found on the left.

SERVICES: Mains water, electricity, drainage and telephone all subject to the usual utility regulations.

COUNCIL TAX BAND: A

TENURE: Freehold

VIEWING: Strictly by appointment through the agents.

PROPERTY MISDESCRIPTION ACT
We have not checked the suitability, specification or working condition of any service, appliance, fittings or equipment. The Agents cannot confirm the enforceability and validity of any Guarantee even though documents may exist. It should not be assumed that any fittings or furnishings photographed are included in the sale unless specified, nor that the property remains as shown in any photograph. All measurements are approximate and are for guidance purposes only.

FLOOR PLAN
Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Viewing Notes:-