



Old Brewery Cottage

High Street, Somerton, TA11 7DQ

GeorgeJames PROPERTIES

EST. 2014

Old Brewery Cottage

High Street, Somerton, TA11 7DQ

Guide Price - £1,100,000

Tenure – Freehold

Local Authority – Mendip District Council

Summary

Old Brewery Cottage is a substantial detached family home, formed and extended around the original building the property has been beautifully designed to create stunning open plan living space. The large open plan kitchen and living area is the heart of the home opening to a beautiful garden sitting room with lantern window and doors to the large patio. To the first floor there are three large bedrooms all with en-suite facilities. Set in 4.5 acres of gardens and paddocks with river frontage to the River Brue. The house comes with a range of large outbuildings and stabling, the property offers excellent equestrian facilities within this sought after village.

Services

Mains water, drainage and electricity are all connected. Propane gas provides underfloor heating to the ground floor rooms and radiators to the first floor. Council tax band D.

Amenities

Situated within the lovely sought after village of West Lydford with a selection of stone period properties. The house is on the edge of the village and enjoys beautiful far reaching views to the west. The village has a church and there is garage with shop nearby. West Lydford is known for its wonderful walks along the river and neighbouring apple orchards. There are further amenities in nearby Keinton Mandeville, Castle Cary and Somerton A more comprehensive range of amenities can be found in the County town of Taunton to the west or Yeovil to the south. The mainline railway stations are located in Castle Cary, Yeovil and Taunton. The property is also well served by the A303 linking both central London and the South West, the M5 can be joined at junction 23.

Entrance Porch

Part glazed entrance door leads to the porch with built in cupboard.

Entrance Hall 15' 2" x 8' 10" (4.63m x 2.70m)

This spacious entrance hall has built in coat and shoe storage, a staircase with glass balustrade leads to the first floor.

Utility Room 8' 10" x 9' 0" (2.70m x 2.74m)

With glazed door to the side, range of fitted units with oak surfaces and sink, space for washing machine and tumble dryer.



WC

With low level WC and wash hand basin.

Kitchen/Living Room 28' 4" x 22' 6" (8.63m x 6.87m)

Glazed double doors from the hallway lead to the stunning open plan kitchen/living area. This spacious room has windows to the front and side with a high quality fitted kitchen comprising base units and full height storage cupboards. Central to the kitchen is a large island with breakfast bar and double Belfast sink with mixer tap and boiling water feature. The kitchen comes with fitted appliances including wine fridge, dishwasher and range cooker with extractor hood over.

Garden Sitting Room 24' 7" x 13' 5" (7.50m x 4.10m)

A large opening leads to this wonderful, bright sitting room with large lantern roof window and doors opening to the patio and gardens.

Snug/Media Room 12' 11" x 12' 7" (3.93m x 3.83m)

With window to the rear. This room could be used as a fourth bedroom if required.

Landing

A turned staircase with two roof windows leads to the landing.

Bedroom 1 20' 3" max x 14' 6" max (6.17m max x 4.42m max)

With windows to the front and rear. Radiator, eave storage and wall lights.

En-Suite Bathroom 8' 9" x 7' 8" (2.67m x 2.34m)

With window to the rear, bathroom suite comprising low level WC, wash hand basin and shower cubicle with mains shower. Deep soaking tub. Heated ladder towel rail and underfloor heating.

Bedroom 2 12' 5" x 10' 9" (3.78m x 3.28m)

With window to the side and round stained glass window to the front. Radiator.

En-Suite Shower Room

With low level WC, vanity wash hand basin and shower cubicle with mains shower. Heated ladder towel rail and underfloor heating.

Bedroom 3 12' 10" x 8' 8" (3.92m x 2.65m)

With windows to the rear and side. Radiator.

En-Suite Shower Room

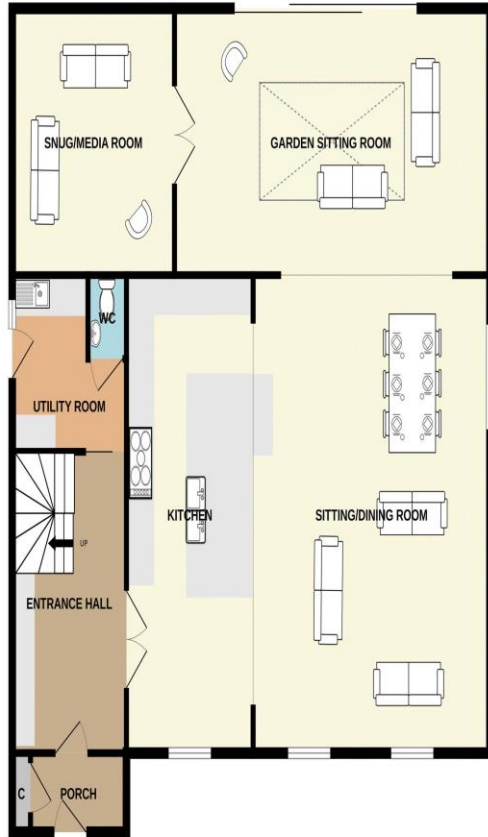
With low level WC, vanity wash hand basin and shower cubicle with mains shower. Heated ladder towel rail and underfloor heating.

Outside

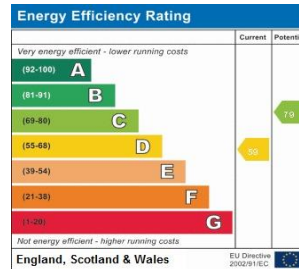
The house is approached via vehicular gates to a large gravel driveway with ample parking and access to the garage. A gravel driveway continues to the rear of the outbuildings where it is possible to park and store larger vehicles and trailers etc. To the immediate rear of the house is a large patio over looking the formal



GROUND FLOOR
1441 sq.ft. (133.9 sq.m.) approx.



1ST FLOOR
716 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA: 2156 sq.ft. (200.3 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.
Made with Metropix ©2024



1 Brandon House, West Street, Somerton, TA11 7PS

Tel: 01458 274153

email: somerton@georgejames.properties

www.georgejames.properties



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.