



Jasmine Cottage, Picts Hill, Huish Episcopi,
Langport, Somerset, TA10 9EZ

Guide Price £440,000

4 bedrooms
Ref:EH001248



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Overview

- 3/4 double bedroom detached cottage with versatile accommodation
- Off Road Parking
- Oozes with character with exposed stone walls and beamed ceiling
- Master with en-suite
- Cloakroom
- 3/4 reception rooms
- Enclosed elevated garden
- Detached Sun Room measuring 7.48m x 6.86m
- Workshops
- Oil central heating



This delightful cottage oozes with character from the exposed stone walls, beams to ceiling, attractive fireplaces and a feature well under the property. Internal viewing is a must to appreciate, both the standard, size, character and is versatile in it's use, with 3/4 bedrooms and 3/4 reception rooms. With benefits including double glazing, off road parking, enclosed elevated garden with an exceptional sun room measuring 7.48m x 6.86m with storage beneath, oil central heating and solar panels. Accommodation comprises porch, living/dining room, family room, study, kitchen, utility, 3 double bedrooms, master with en-suite and family bathroom.



Accommodation:

Wood door provides access to:

Entrance Porch:

2 Side aspect uPVC double glazed windows, flagstone floor, part exposed stone wall, glass panel door provides access to:

Hallway:

Radiator, stairs rising to 1st floor landing, stable latch door to;

Living/Dining Room: 19' 0" x 16' 1" (5.79m x 4.90m)

Maximum measurements

Living Area: 3.73m x 3.36m

uPVC double glazed window, wood burning stove with stone hearth surround, wood mantel, radiator, flagstone flooring, coving, wall mounted lights, arch to dining area, stable latch door to family room.

Dining Area: 4.90m x 1.96m

Rear aspect window with window seat, side aspect window, radiators, flagstone floor, beam to ceiling, wall mounted lights, stable latch door to inner hall, door to outside.

Family Room: 15' 0" x 12' 4" (4.57m x 3.75m)

Front aspect uPVC double glazed window, rear aspect double glazed window, radiators, feature



fireplace recess, beams to ceiling, feature well, spot lights, double glazed glass panel door to rear, wood flooring, wall mounted light.

Inner Hall:

Beams to ceiling, flagstone floor, stable latch door to;

Cloakroom:

Rear aspect window, tiled window sill, high level toilet, laminate flooring, dado rail, exposed stone wall.

Study/Bedroom 4: 11' 7" x 11' 4" (3.54m x 3.46m)

Front aspect uPVC double glazed window, secondary glazing, cast iron fireplace with tiled hearth, Minster stone surround, built in book shelf, storage cupboard, laminate flooring, radiator.

Kitchen: 13' 3" x 8' 0" (4.05m x 2.45m)

Rear aspect window, 1 1/2 bowl sink and drainer with mixer taps, a range of low level kitchen units, wooden work surface, display cabinets, space for range cooker, extractor hood over, exposed stone walls, beams to ceiling, radiator, flagstone floors, inset spotlights, opaque uPVC double glazed stable door to rear.

Utility: 12' 0" x 4' 6" (3.67m x 1.36m)

Front aspect uPVC opaque double glazed window, low level kitchen unit, Belfast sink & tiled splash backs, space and plumbing for washing machine & dishwasher, space for upright fridge freezer, spot lights.

First Floor Landing:

Beam to ceiling, wall mounted uplighter, stable latch doors to:

Bedroom 1: 12' 3" x 11' 9" (3.74m x 3.58m)

Front aspect uPVC double glazed window, rear aspect double glazed window, radiator, built in wardrobe with automatic lighting, loft hatch access, stained glass window, door to:



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En-suite:

Rear aspect double glazed window, shower cubicle with a Mira shower, low level dual flush toilet, wall mounted wash hand basin, mixer taps, heated towel rail, tiled splash backs, inset spot light.

Bedroom 3: 12' 4" x 8' 4" (3.77m x 2.54m)

Front aspect uPVC double glazed window, built in wardrobe with automatic lighting, radiator, wall mounted uplighters.

Bedroom 2: 12' 2" x 11' 7" (3.70m x 3.54m)

Front aspect uPVC double glazed window, secondary glazing, built in wardrobe with automatic lighting, radiator, loft hatch access.

Bathroom: 14'4" x 7'1" (4.38m x 2.16m)

Rear aspect opaque double glazed window, Velux window, bath with side panel, mixer tap & shower attachment, double shower cubicle, Vanity wash hand basin, low level dual flush toilet, bidet, radiator, storage cupboards, heated towel rail, spot lights, tiled to full height, airing cupboard with hot water tank, slatted shelving & automatic lighting.

Outside:

Paved path surrounding property with attractive arches, oil fired boiler, gate to parking, steps rise to a



gravelled patio area with sunken concealed oil tank. There is raised vegetable beds & mature acer.

Sunroom: 22' 6" x 24' 6" (6.86m x 7.48m)

Power & lighting. uPVC double glazed window to front & side, tiled flooring with attractive steps & bridge, timber decking covers large storage area below, grape vines & steps, uPVC door leads to:

Garden:

The garden is elevated and is laid mainly to lawn, lavender borders, well stocked borders to rear including mature buddleia, fence panel surround.

Workshop: 9' 9" x 5' 8" (2.97m x 1.72m)

Timber construction, rear aspect window, power lighting, work bench

Workshop 2: 12' 4" x 6' 9" (3.77m x 2.06m)

Timber construction, front & rear aspect windows, power & lighting, work benches.

Parking:

Block & paved driveway provides off road parking

Directions:

From English Homes Langport office turn right, continue along Bow St. to North St and onto the Somerton road. When you get to the roundabout, take the second exit heading towards Somerton. The property is located on the



left hand side denoted by an English Homes For Sale board.

VIEWINGS STRICTLY BY APPOINTMENT:

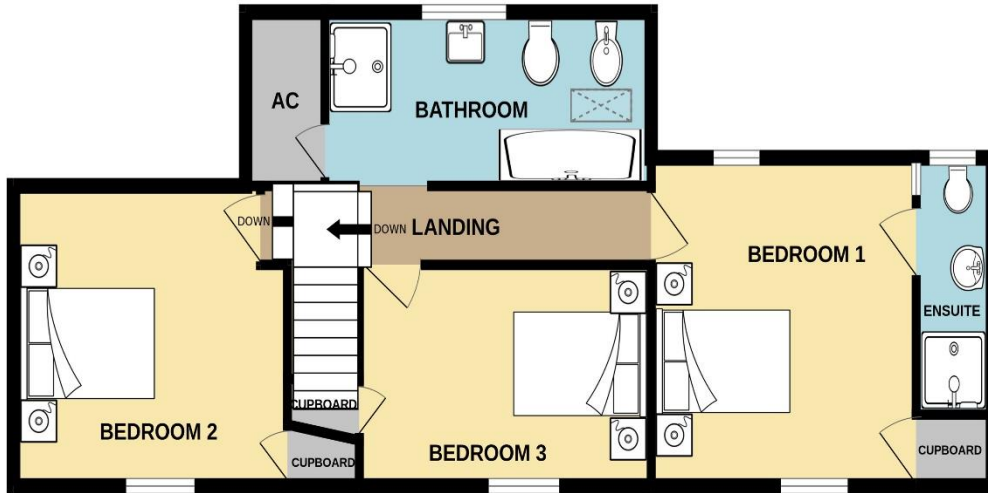
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1ST FLOOR



GROUND FLOOR



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC



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