WEST STREET

gth

SOUTH PETHERTON









Cedar Lodge

West Street, South Petherton,

TA13 5DQ

Ilminster 5.7 miles Yeovil 9.8miles

2 | 4 | 2 | 181.7sqm

A very rare and exclusively positioned, 4 bedroom, timber frame lodge set in amazing walled gardens of over half an acre within a stone's throw of the centre of South Petherton and offered with no onward chain.

Freehold Guide Price £600,000

DESCRIPTION

In our opinion, this four bedroom detached lodge occupies one of South Petherton's finest plots with grounds extending to over half an acre, garage, parking and within an easy walk of the centre of the village. In brief, the property comprises an entrance hall, kitchen/ breakfast room, utility, integral garage, study, family room/dining room, sitting room, four bedrooms, family bathroom and a separate family shower room. This wonderful property comes to the market for the first time in almost 15 years, testament to what a happy home it has been. Although the property is of a non-standard construction it offers the perfect blank canvas on which to stamp one's own design aspirations – a manageable Grand Designs project if you will. With nearly 2,000 sq ft of accommodation, Cedar Lodge is incredibly spacious and versatile, making it an enticing proposition for any discerning buyer. The light, well-fitted kitchen has plenty of work space, room for a small table and is further complemented by a useful utility room. The study could serve a multitude of purposes including a gym, studio or further bedroom and also takes in views to the garden. Those who enjoy formal entertaining will appreciate the advantage of a separate dining/family room which in turn leads to the sitting room. The sitting room itself is a divine space to enjoy through the seasons, with a wood burning stove providing practical heat and bi-folding doors seamlessly uniting inside with out. All four bedrooms are generously proportioned and in turn are serviced by the family bathroom and separate family shower room. This truly remarkable property will be the envy of any guest and whether

you're a family, require single-storey living or simply want to enjoy life in the prestigious and exceedingly popular village of South Petherton, we strongly recommend you view.

OUTSIDE

The property is approached by it's own private driveway, giving access to off-road parking for multiple cars as well as the garage. The garden can mainly be found to the rear and is laid to sweeping lawns and an abundance of shrubs, colourful flora, trees and rare plants. Keen gardeners will be taken by its beauty, those with children will love the vast playground it offers whilst those with pets will appreciate it is fully enclosed. The outside space also offers almost complete privacy and whether it's family gatherings, alfresco dining or simply whiling away the warmer months outdoors, there are few better settings.

SITUATION

The historic village of South Petherton, only a few minutes' walk away, offers a good selection of day-to-day facilities including boutique stores, a butcher, baker, greengrocer, wine merchant, pharmacy, doctor, hospital, newsagent and a Co-Op, along with the new award winning restaurant and rooms, HOLM. The village has an active community spirit and welcomes a revived annual Folk Festival and other local events throughout the year. The David Hall offers a variety of music, arts and culture. Yeovil to the east or the county town of Taunton to the west both offer a wider selection of shopping and recreational facilities. Communication links to the area are good, with the A303 providing links to the M3 and London and to the M5 at Taunton. Mainline stations at Castle Cary, Yeovil, Crewkerne and Taunton offer regular services to central London (from Castle Cary—1.5 hours). There are international airports at both Exeter and Bristol.

SERVICES & OUTGOINGS

Services—Mains electricity, gas, drainage and water. Solar for hot water.

Council Tax: Somerset Council Tax Band E.

DIRECTIONS

What3words:///under.resolves.cages







ADDITIONAL INFORMATION

Broadband: FTTP—Ultrafast broadband is available—highest available download speed 1800 Mbps, highest available upload speed 1000 Mbps. (Openreach).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/ Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).







VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

15 East Street, Ilminster, Somerset, TA19 0AJ

Email: residential.ilminster@gth.net

Tel: 01460 57222 | Ref: ILM250125

GREENSLADE TAYLOR HUNT
www.gth.net

West Street, South Petherton, Somerset, TA13 5DQ

Approximate Area = 1956 sq ft / 181.7 sq m
Garage = 255 sq ft / 23.6 sq m
Total = 2211 sq ft / 205.3 sq m
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Greenslade Taylor Hunt. REF: 1340896

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IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.




Cedar
Lodge





