WEST LANE

gth

WEST LAMBROOK









# September Cottage, West Lambrook, Somerset, TA13 5HA

*Ilminster 5 miles; Yeovil 12 miles*

2 | 2 | 1 | 108.7 sq

A beautifully kept 2 bedroomed barn conversion, set in a quiet rural location with beautiful landscaped gardens, extending to just under 150ft long adjoining open fields to the south, including a home office and large workshop.

## Offers in excess of £450,000

### DESCRIPTION

September Cottage is believed to have origins linked with its neighbour dating back to the 16th Century, having once formed a traditional barn having been rebuilt circa 1800. The adjoining house was once the gardeners cottage for the dominant farm for the area Weylands, set at the entrance to the lane. The wall opposite September cottage is the original wall of the farms kitchen garden. The property has a lovely feel throughout and is a much cherished home having a wealth of charm and raw character although also benefitting from double glazed timber windows.

The reception room has a beautiful refurbished inglenook fireplace with exposed stone work and fitted villager multi-fuel stove, door out to the front. The kitchen/breakfast room sits to the side of the reception room, with a shaker style kitchen area with tiled floor, woodblock work surfaces and Belfast sink along with integrated fridge, freezer and dishwasher, there is ample space for a breakfast table and stair cupboard to the first floor along with understairs

cupboard. Running across the back is a wonderful garden dining room with solid roof and a wonderful range of windows and doors, allowing the garden to be enjoyed and the light to flood in. This provides access to a useful utility space and cloakroom. To the first floor 2 generously sized and well appointed bedrooms have lovely rural views. There is a shower room set off the central landing .

The property benefits from private and sunny beautifully planted and skilfully designed gardens, providing a magical setting for this wonderful country property. The gardens extend to 0.151 of an acre.

## OUTSIDE

Approached off West Lane with a drive alongside providing parking for 2 vehicles. The front garden was been completely re-landscaped and transformed in Spring 2020, creating a summer cottage style welcome. A new brick cottage style path and new Palisade fencing and gate were also installed. The rear garden is landscaped in a similar style to East Lambrook Manor Gardens, virtually all plants are mature, well established specimen plants, and the garden has had a general overhaul over the last 4 years bringing it back to its former glory.

The greenhouse and 4 vegetable plots have been worked to great success and the fruit bearing pleached trees, some grafted, so apples and pears grow on the same tree have been planted with great thought about staggered fruit bearing times. Along with 4 the fruit trees that line the drive and lower terrace, the fruit harvest is ample and varied. Russets, Desire, Doyene, Williams.

A good sized timber workshop in the top back corner measuring 16'8 x 8'9 with single door plus double doors, power sockets and lights. A fully insulated timber home office also sits in the lower garden section. Complete with professionally installed power circuit, giving power (5 x double sockets) light and Wifi .







## SERVICES & OUTGOINGS

Mains water and electricity. private drainage shared with the neighbour set in the garden of September Cottage split on a 50% basis for maintenance and emptying. Oil Fired central heating boiler updated in 2019. South Somerset District Council Tax Band D .

## DIRECTIONS

What3words:///pancakes.hazelnuts.escalated

## ADDITIONAL INFORMATION

**Broadband:** FTTP—Ultrafast broadband is available—highest available download speed 1000 Mbps, highest available upload speed 220 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.

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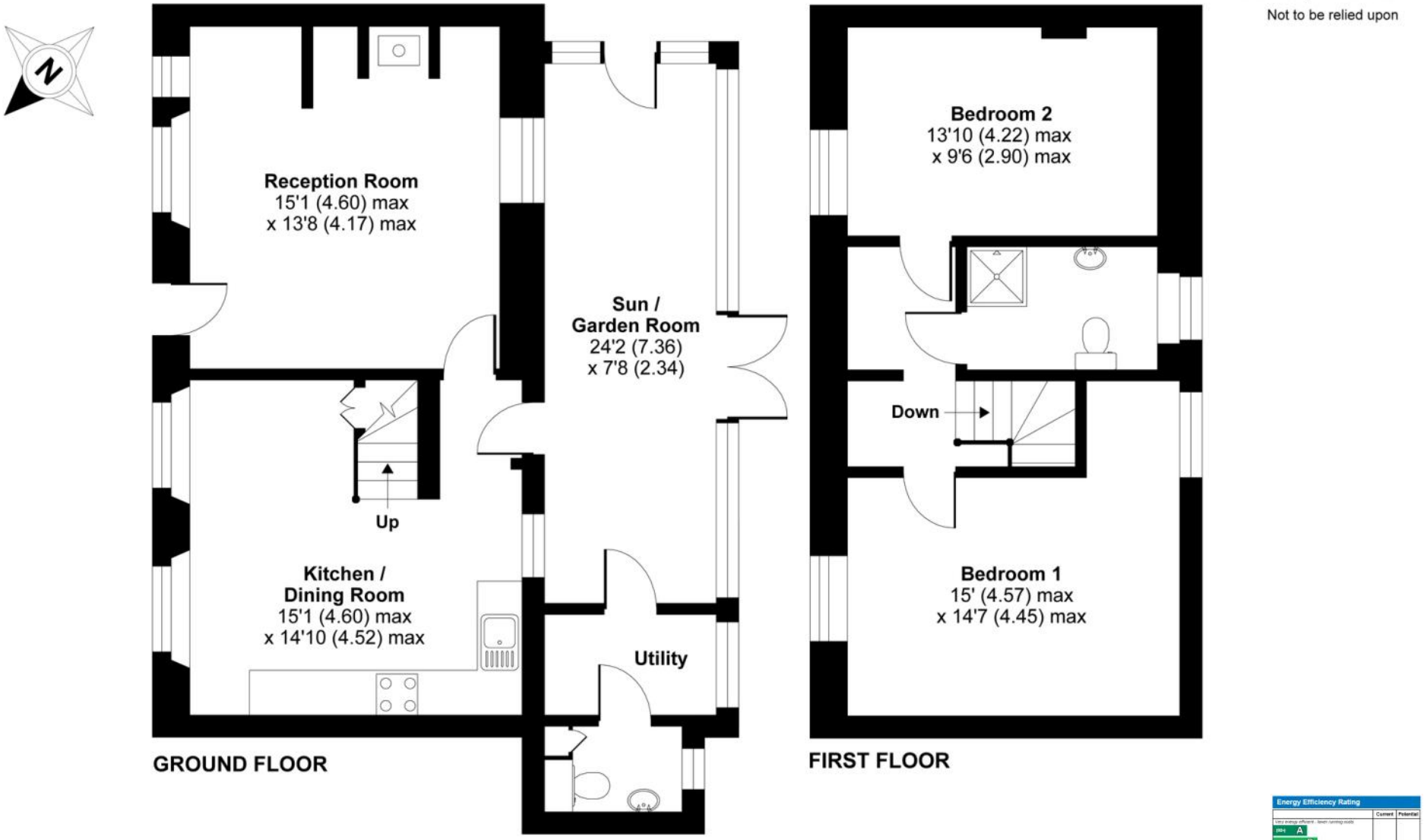
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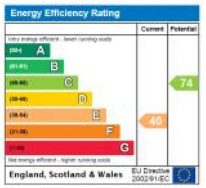
# West Lane, South Petherton, TA13 5HA

Approximate Area = 1171 sq ft / 108.7 sq m

For identification only - Not to scale

Not to be relied upon




RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Greenslade Taylor Hunt. REF: 738102


**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.









