



STAGS

The Old Cottage

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Goose Lane, Horton, Ilminster, TA19 9QQ

Ilminster 3 Miles, Taunton 11.5 Miles & Chard 5 Miles

- Fantastic Family Home
- Convenient Village Location
- Open Plan Kitchen / Breakfast Room
- Three Reception Rooms
- Four Bedrooms, One En-suite
- Two Bathrooms
- Beautiful Mature Gardens to the Front & Rear
- Garage & Off Road Parking

Guide price £525,000

Situation

Horton together with its sister village of Broadway form a very active community with facilities which include a post office/store, doctors surgery, primary school, village halls, churches and two popular village inns/restaurants. To the South West lie the Blackdown Hills, designated an Area of Outstanding Natural Beauty providing excellent leisure opportunities. The busy market town of Ilminster lies less than 3 miles to the east and provides a range of facilities fulfilling most day to day needs with a variety of shops including a Tesco store, medical centre, various churches and schools. The A303 and its connections to the M5 is only 1 mile away. Horton is very well placed for the larger county town of Taunton only 11.5 miles with its comprehensive facilities including shops, schools both within the state and independent sector, theatre, County Cricket Ground and main line railway station. Chard is 5 miles, Axminster and Crewkerne 9 miles, Yeovil 15 miles. The Jurassic coast is within a 30 minute drive.

Description

The Old Cottage is a charming traditional, stone built property with a stunning contemporary extension incorporating a sedum roof. The property now provides spacious four bedroom accommodation. The cottage has mature lawned gardens to the front and rear and is set back from the lane with off road parking for a number of vehicles.

Accommodation

The accommodation comprises an entrance porch with a door leading into an open plan Kitchen/Breakfast Room. The Kitchen has exposed ceiling timber beams, a range of eye and low level units, one and a half bowl sink, integrated fridge/freezer and dishwasher, space for



A charming traditional stone built cottage with a wonderful contemporary extension set within beautiful mature gardens.





range cooker with hood over. The Kitchen is a dual aspect room with windows to the front and rear with three Velux windows providing light and airy family accommodation. There is a Utility Room, with a range of matching eye and low level units, a stainless steel sink, space for a fridge, freezer, tumble dryer and washing machine, Velux window and towel radiator. From the kitchen a door leads to a Family Room, a triple aspect room with French doors opening out onto the rear garden and French doors leading through to a conservatory. A door leads through to the Dining Room with exposed ceiling beams, an open fireplace with a stone hearth, a built in glass fronted storage cupboard and window to the front. A door leads to the Lounge, a charming room, with an inglenook fire place, an inset wood burner stove with a feature exposed ceiling beam above. The Lounge has a window and door to the front porch with exposed ceiling beams. A door leads to the Inner hallway with traditional flagstone flooring, an under stairs storage cupboard, a further storage/airing cupboard and a door leading through to a wonderful conservatory with doors opening onto the rear garden. There is a study with a window to the rear and a downstairs bathroom suite comprising of a panelled bath with shower over, low level WC, wash hand basin and windows to the front and side. Stairs rise to the first floor from the inner hallway. The landing has a window overlooking the rear garden, storage cupboards and doors off to four bedrooms and family bathroom. The Master Bedroom is a beautiful suite with exposed ceiling beams, a traditional fireplace, loft access and windows to the front and side. Master En-suite with corner shower cubicle, low level WC and wash hand basin.

Outside

To the front of the property is a beautiful cottage style garden enclosed by cast iron railings and a hedge line with a gate leading to the front porch. The driveway provides ample parking for a number of vehicles and there is an attached single garage, with power and light, which provides storage or additional parking facilities with an access door into the property and double fronted access doors through to the rear garden. To the rear of the property are stunning mature gardens predominantly laid to lawn with deep planted herbaceous borders. There is a gravelled patio area providing space to entertain family and friends with steps up to the lawned area with a pathway leading to a summer house and a further garden areas. The garden is beautifully established and planted with a number of hedges, tree and flowers and is enclosed by stone walling and mature hedgerows giving a high degree of privacy. Woodshed/store to the side of the garage.

Directions

From Taunton proceed in a easterly direction towards Ilminster on the A358. On reaching the Ilminster roundabout take the 4th exit onto the A358 heading towards Chard. After about half a mile turn right signposted Horton and Broadway. Proceed along this road for approximately half a mile and just after The Five Dials Inn turn right into Goose Lane. The property can then be seen on your left hand side.





These particulars are a guide only and should not be relied upon for any purpose.



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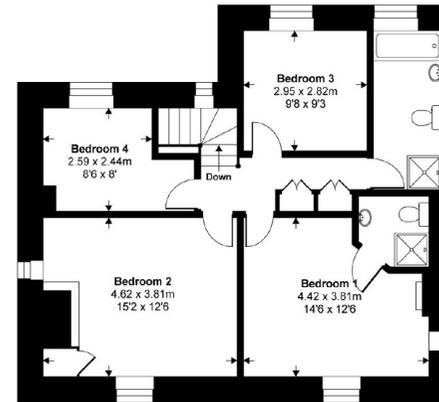
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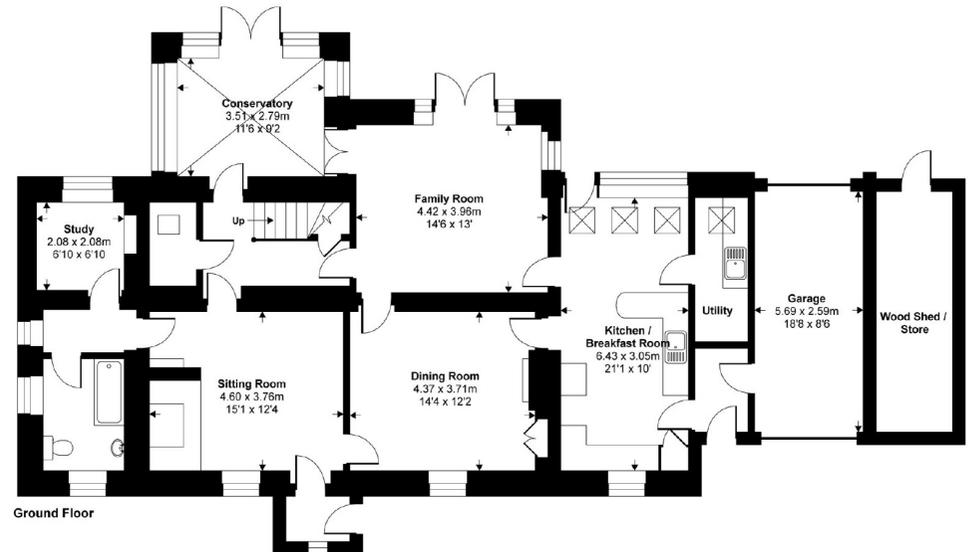
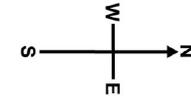
taunton@stags.co.uk

Energy Efficiency Rating		Current	Potential
<small>Very energy-efficient - lower running costs</small>			
92-100	A		74
81-91	B		
69-80	C		
55-68	D		
39-54	E	56	
21-38	F		
1-20	G		
<small>Not energy-efficient - higher running costs</small>			
England & Wales		<small>EU Directive 2002/91/EC</small>	

Approx. Gross Internal Floor Area
220 Sq Metres 2369 Sq Ft (Includes Garage & Excludes Wood Shed)



First Floor



Ground Floor

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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale
This floor plan was constructed using measurements provided to Niche Communications by a third party.