



£365,000

At a glance...



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**holland
& odam**

Lavender Cottage
East Lydford
Somerton
Somerset
TA11 7HA

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From Somerton, proceed along the B3151 before turning right onto the B3153. Continue through Keinton Mandeville and, at the traffic lights, carry straight on. The property will be found shortly thereafter on the left-hand side, identified by our For Sale board. Please take the gateway entrance before the row of cottages on the left-hand side, which provides access to the cottage parking area.

Services

Mains electricity, water and drainage are connected. Oil central heating system. Solar PV panels.

Local Authority

Somerset Council
0300 1232224
someset.gov.uk

Tenure

Freehold

Agents Note:

Please visit the Rightmove listing for full details regarding additional material information for this property.



Location

East Lydford is a charming Somerset village enjoying a peaceful rural setting whilst remaining highly convenient for commuting, with excellent access to the A37 and A303. The village offers a welcoming community atmosphere and benefits from nearby amenities including a Budgens stores with petrol station and traditional country pub, with further facilities available in Somerton, Castle Cary and Street.

Insight

A charming late 19th century cottage, enjoying spectacular far-reaching countryside views. Offering generous and versatile accommodation throughout, the property is complemented by a substantial rear garden, ample off-road parking solar panels and a detached wooden cabin currently utilised as additional living/guest accommodation, making this an ideal family home with plenty of flexibility.

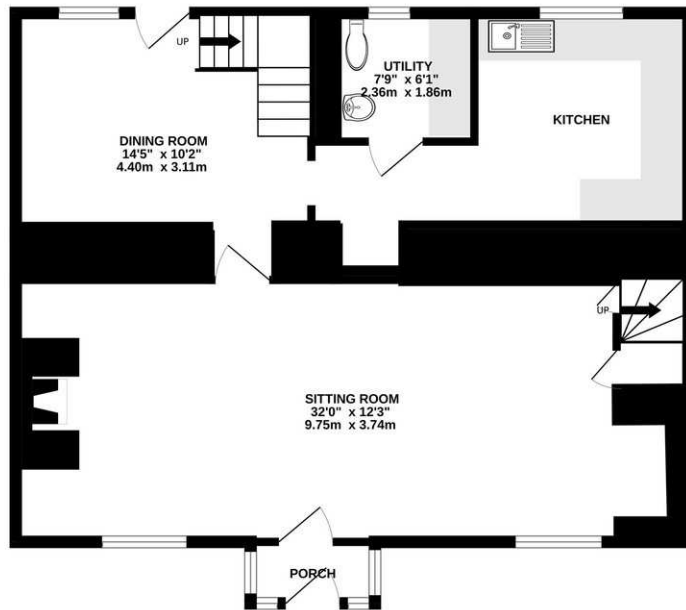
The spacious layout provides excellent versatility for modern family living, with a well proportioned living room and separate dining room, kitchen, utility/WC and four bedrooms serviced by a family bathroom.

Externally, the property provides a large rear garden enjoying stunning open countryside views, offering an excellent space for entertaining, family enjoyment or simply taking in the peaceful surroundings. A particularly attractive feature is the detached wooden cabin situated within the garden, measuring 30' x 15', currently used by the owners as additional living and guest accommodation, lending itself to a variety of potential uses including a home office, studio or hobby space. Ample off-road parking completes this charming home.

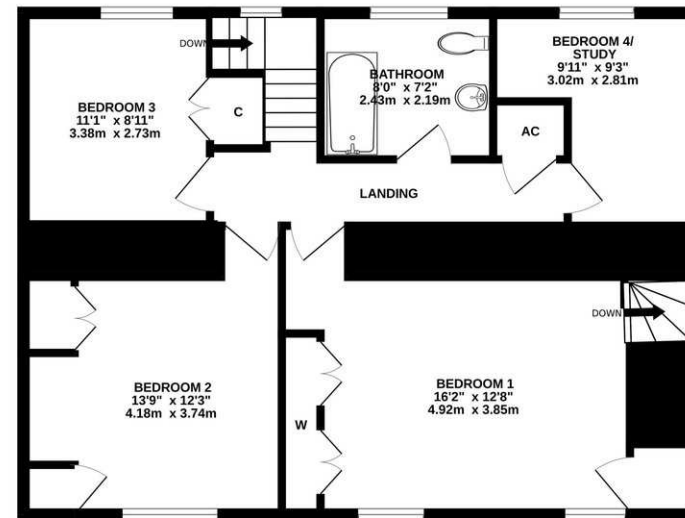
- Charming late 19th century four-bedroom cottage
- Generous and versatile family accommodation
- Solar photovoltaic panels helping to reduce running costs and improve energy efficiency
- Far-reaching countryside views to the front and rear
- Large rear garden backing onto open countryside
- Detached wooden cabin providing additional accommodation
- Ideal family home with flexible living space
- Ample off-road parking



GROUND FLOOR



1ST FLOOR



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.
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title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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