



**45 Bishopston**

Montacute, Somerset TA15 6UU

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A handsome and beautifully proportioned three bedroom hamstone cottage with a large garden, studio and garage.

- Formal Sitting Room
- Family Room Adjoining the Kitchen
- Kitchen/Dining Room
- French Doors from Dining Room to Garden
- Utility Room & Ground Floor WC
- Three Spacious Double Bedrooms
- Family Bathroom with Freestanding Bath
- Large West-Facing Garden
- Timber Studio with Power & Lighting
- Integral Garage with Internal & External Access

GUIDE PRICE £595,000

#### THE AGENT SAYS...

45 Bishopston is immaculately presented, inside and out, with plenty of kerb appeal. The current owners have beautifully blended modern elements, such as the handleless kitchen units and slimline worktop, with freestanding antique pieces that give the property wonderful character and a homely, welcoming feel. All of the rooms are a great size and the house is well-suited to family life with the family room adjoining the kitchen, a separate formal sitting room, and three generous bedrooms. The mature garden is beautifully planted, with lots of space to grow your own fruit and veg, many spaces to sit and relax, and a large timber studio.





## THE PROPERTY

At the front of the property are the family room and separate sitting room. The sitting room is cosy and nicely proportioned with a wood-burning stove at its heart. This smart room has a solid oak parquet floor, laid in a herringbone pattern, and coving trimming the ceiling. On the opposite side of the hall is the family room which has a very welcoming feel. Features include a wooden floor, exposed stone wall, and a fireplace with log burner, tiled hearth and oak mantel. There is access to under stairs storage from this room. Two steps lead up from the family room into the light-filled kitchen/dining room.

The kitchen is fitted with pale grey-green handleless units, topped with white compact laminate worktops, and the floor is beautifully tiled. Fittings include: a built-under oven, five-ring gas hob with wok burner, chimney style extractor, space for a fridge-freezer (with top-box storage above), and space/plumbing for a freestanding dishwasher. There is also plenty of space for a freestanding central island. The dining area overlooks the garden on two sides and has oak French doors that open to an outdoor dining area. Off the kitchen is a great utility area with space/plumbing for a washing machine and tumble drier, sink, worktop space, and additional pantry storage. The utility leads to a rear lobby where there is a WC and access to the garden and garage.

On the first floor there are three generous double bedrooms, all of which are lovely and bright. Bedroom 1 has a feature fireplace with shelves built into one of the alcoves and plenty of room in the other for a wardrobe. Bedroom 2 has a walk-in wardrobe and also has a modern wood-panelled feature wall behind the bed. Also on this floor is the glamorous family bathroom - which has a wash basin, claw foot roll top bath, and separate walk-in shower - and the adjoining WC. The large landing has also been put to good use as a study/home office area.



## OUTSIDE

The beautifully designed and maintained garden is a stand-out feature of the property. Adjoining the house, with access from the dining room and rear lobby, is a gravel dining area covered by a pergola draped in foliage. This leads up to a crazy paved area interspersed with typical cottage garden style planting. A small, brick lean-to shed adjoins the house. Beyond the paving is a large lawn, flanked by paths, with borders bursting with plants. At the far end of the lawn is a large timber studio, with power and lighting, and in front of this are vegetable beds and fruit trees.

At the front of the property there is on-street parking and vehicle/pedestrian access to the garage.

## SURROUNDING AREA

Montacute is an attractive and popular village, home to the National Trust's Montacute House recently featured on BBC's Countryfile. The properties are largely built of local hamstone and the village has a shop with post office, primary school, two pubs, and an active village hall, along with access to plenty of walks around Ham Hill Country Park and Montacute House grounds. The neighbouring village of Stoke-sub-Hamdon has primary and secondary schools as well as further shops, businesses, health centre etc. There is easy access on to the A303 and also into the regional centre, Yeovil, which has mainline rail links.









## Bishopston, Montacute, TA15

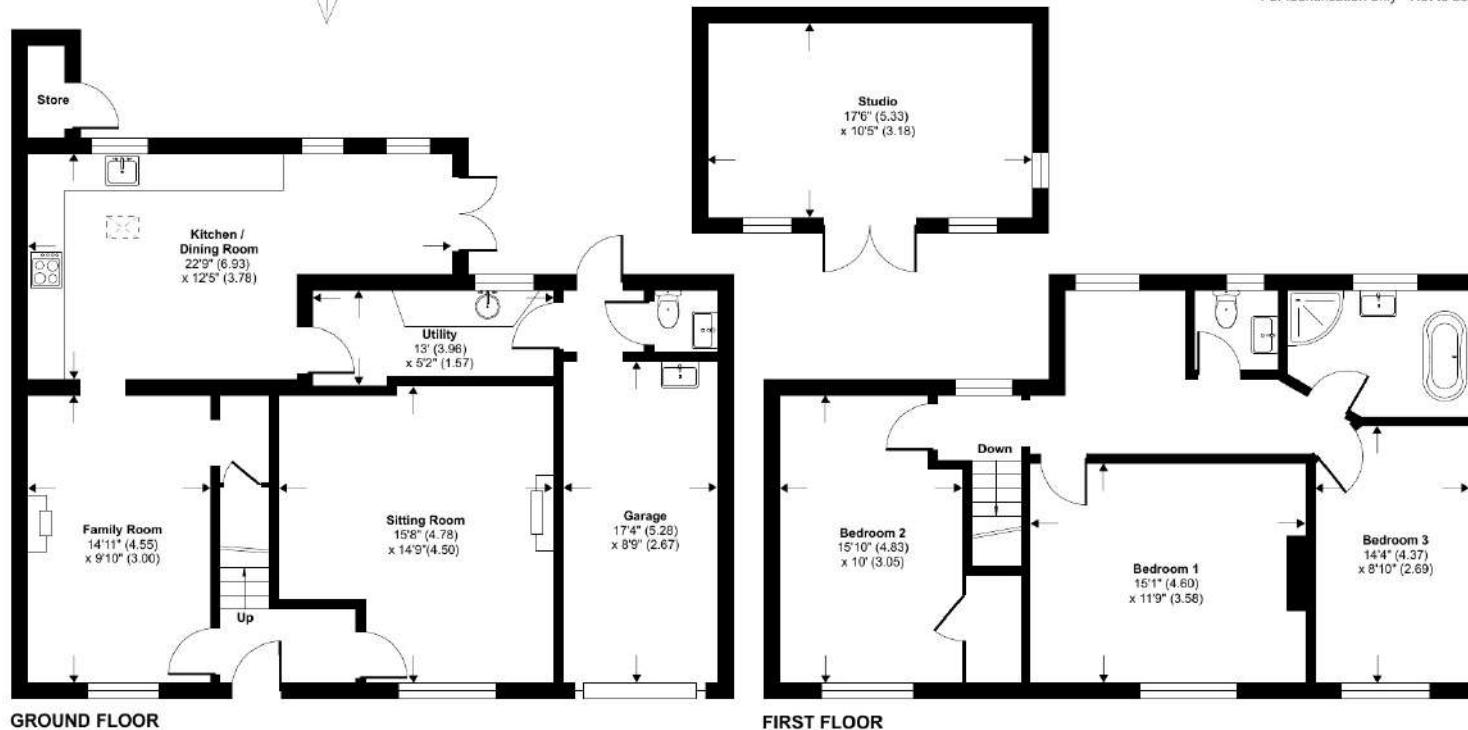
Approximate Area = 1497 sq ft / 139 sq m (excludes store)

Garage = 144 sq ft / 13.3 sq m

Studio = 184 sq ft / 17 sq m

Total = 1825 sq ft / 169.3 sq m

For identification only - Not to scale



### DIRECTIONS

From Yeovil take the A3088, heading north west towards the A303, and turn left at the junction signposted to Montacute. Continue into the village, passing the formal entrance to Montacute House, and then into Bishopston where the property will be found on the right-hand side.

### SERVICES

Mains water, drainage and electricity. Gas-fired central heating (Worcester Bosch Boiler replaced 3 years ago).

### LOCAL AUTHORITY

South Somerset District Council - Band D

### ENERGY PERFORMANCE CERTIFICATE

Current Rating - E



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Humberts. REF: 1153827

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01935 477277  
yeovil@humberts.com

