



Poachers Pocket

11 South Street Montacute Somerset TA15 6XD

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A delightful period cottage with garage, parking, good size garden and detached studio.

- Dining Room
- Sitting Room
- Kitchen
- Two Double Bedrooms With Storage
- Study Area
- Large Bathroom
- Scope To Reconfigure For Three Bedrooms
- Garden With Studio
- Garage and Driveway

OFFERS IN EXCESS OF £350,000

THE AGENTS SAYS...

Poachers Pocket is a charming traditional cottage, with characterful features, that is larger than it would first appear. The accommodation is well laid out and there is a lovely sense of flow to the living spaces making this cosy cottage feel airy and spacious.

ACCOMMODATION

A traditional wooden door opens into the entrance hall, with stairs rising to the first floor. There is a door to the dining/reception room, which enjoys a dual aspect making it a lovely light room, with solid wood flooring extending from the entrance hall and this then opens through to the sitting room.





The sitting room is a well proportioned, featuring a beamed ceiling and Hamstone fireplace with gas fire inset. Between the two rooms an under stairs cupboard provides useful storage.

The kitchen comprises a range of fitted units with space for a cooker and fridge freezer. At the back of the kitchen there is space and plumbing for further white goods along with a door to the garden.

The first floor landing has exposed wooden floorboards and window overlooking the garden. The naturally light master bedroom offers a generously sized room with built in storage. The second bedroom is further good sized double bedroom with built in cupboard. The bedroom also has access to a larger storage room, used as craft/hobby room by the present owners which has a flying freehold over the neighbouring property.

At the rear of the property is the study, an ideal space in which to work from home and overlooking the garden

The bathroom comprises a bath with mixer taps and shower attachment, separate shower enclosure, wash hand basin, WC along with two heated towels rail and an airing cupboard which houses the gas fired boiler.

The first floor does offer scope for reconfiguration to accommodate three bedrooms.

GARDENS AND GROUNDS

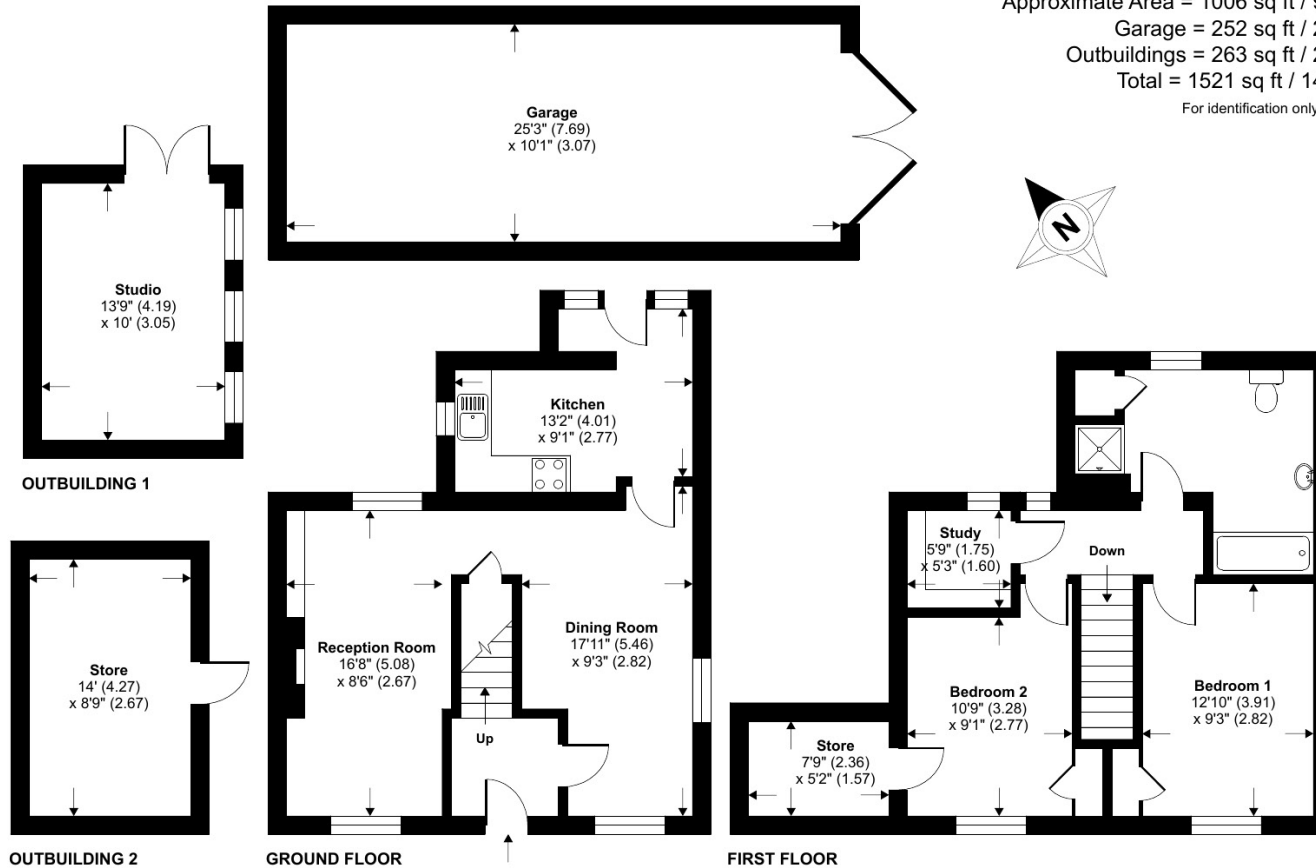
The main garden is situated behind the property, set back from the immediate rear of the cottage and accessed via a pathway leading from an initial outdoor space by the back door.



South Street, Montacute, TA15

Approximate Area = 1006 sq ft / 93.4 sq m
 Garage = 252 sq ft / 23.4 sq m
 Outbuildings = 263 sq ft / 24.4 sq m
 Total = 1521 sq ft / 141.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Humberts. REF: 1159147

The garden is mostly laid to lawn with a variety of mature plants and shrubs and seating area. There is a wooden clad studio with power and light connected offering flexibility for home working or artistic endeavours. There is also a useful stone built store which is connected with both power and light.

The parking and garage is at the rear of the garden, accessed from Back Lane. The neighbouring property has a right of way through the garden to their property.

SERVICES

Mains water, drainage and electricity. Gas fired central heating.

COUNCIL TAX

Band C

ENERGY PERFORMANCE CERTIFICATE

Current Rating D

SURROUNDING AREA

Montacute is an attractive and popular village with shop, post office, two pubs and 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 and there is easy access on to the A303.

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