



Tinkers

North Street, Haselbury Plucknett, Somerset TA18 7RJ

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A most attractive double-fronted period property which has been comprehensively renovated to an exceptional standard.

- Kitchen & Walk-in Pantry
- Dining Room
- Spacious & Characterful Sitting Room
- Boot Room
- Principal Bedroom with En-Suite Shower
- Three Further Bedrooms & Separate Office
- Family Bathroom & Ground Floor WC
- Elevated Rear Garden
- Off-Road Parking
- Workshop & Storage

GUIDE PRICE £625,000

THE AGENT SAYS...

This beautifully proportioned Grade II listed property has undergone complete refurbishment, including a new roof, to create a stunning family home. The works have been carefully considered and executed in order to create a home suited to modern life but with plenty of character. The finish is to a high specification throughout and the property has many highly desirable features that include the original staircase and front door /bell, superb boot room, a walk-in pantry, fireplaces in many rooms, and an en-suite principal bedroom. The neutral decorative palette; exposed timbers and stone; stone mullion windows; window seats; and traditional style units in the kitchen, pantry and boot room, give this delightful home timeless country cottage appeal.



THE PROPERTY

Ground Floor

The main entrance to the property is at the side via a much-coveted boot room. Fitted with the same style of units used in the kitchen and pantry, this super space has plenty of storage for outdoor gear - including hooks and cupboards - a bench, and a handy sink. The boot room leads through into the main entrance hall which is bright and airy, with a fully glazed door to the garden at the rear. There is a WC opposite the stairs and a handy under stairs storage cupboard. Across the hall is the characterful sitting room which has exposed timbers and stonework. The newly fitted wood burning stove is an attractive focal point and other charming features include arched alcoves, and seats under the window and alongside the fire.

At the rear of the house is the kitchen which is a great size and, like the rest of the house, finished to a high specification. All of the appliances are integrated for an uncluttered look while the Belfast sink and mantel shelf above the hob and double ovens, add country charm. French doors provide access to the garden and across the hall is a superb walk-in pantry with fitted base units and plenty of worktop space.



First Floor

The attractive spindle staircase winds its way up to a spacious landing. The principal bedroom is a good size and has an attractive cast iron fireplace. The en-suite is very smartly finished and has a large walk-in shower enclosure, WC, and vanity unit with counter top sink and illuminated mirror above. There are three further double bedrooms, a small office/craft room, and the family bathroom.



OUTSIDE

To the side of the property is a large, gravelled area that provides off-road parking for several cars. Opposite this area is a stone barn and Tinkers has approximately half of the ground and first floor (see floorplan) and the remainder belongs to the neighbouring property, who own the freehold. Tinkers has a lease for its portion of the barn of approximately 959 years and responsible for shared costs of repairs. The lease itself is cost free.

The rear garden enjoys a westerly aspect and benefits from the sun in the afternoon and evenings. The area abutting the house is laid to gravel with side access from a pedestrian gate on the adjoining footpath. The remainder of the garden is significantly elevated, with steps up to a lawned area that is surrounded by raised borders, allowing the new owner to plant to their own preferences. The garden is fully enclosed by walls on all sides and with the addition of planting would be a wonderfully secluded space.

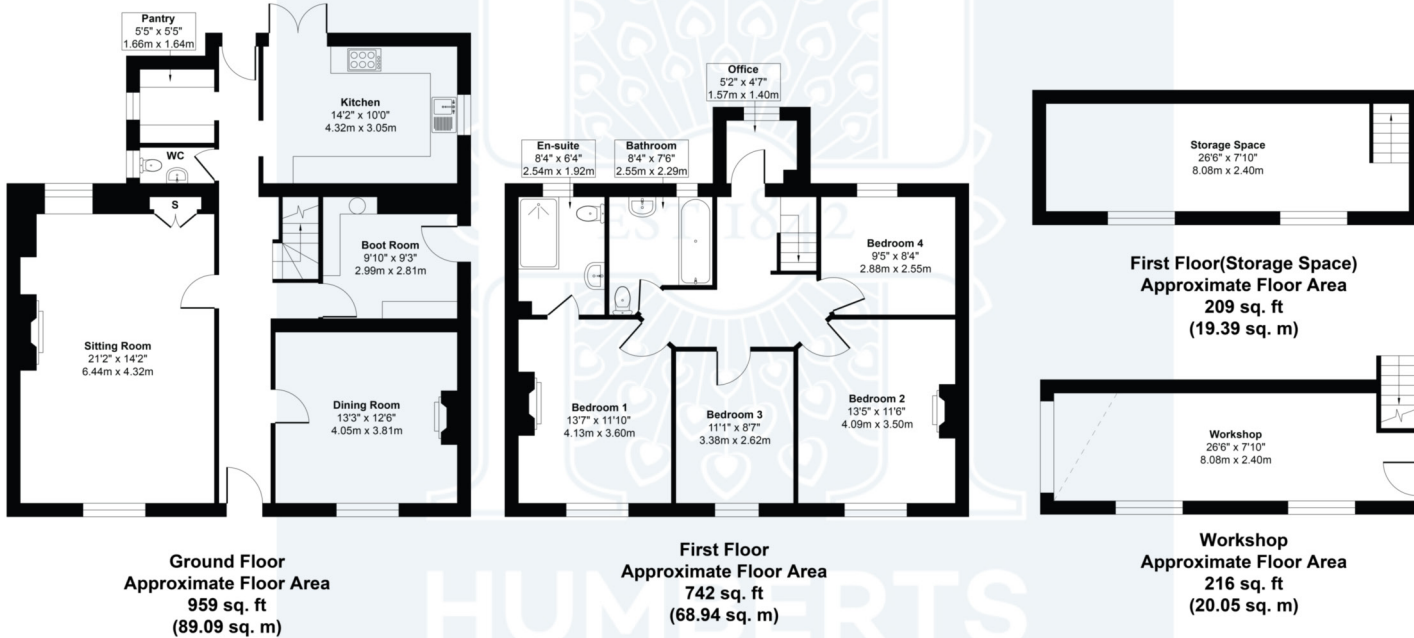
SURROUNDING AREA

Haselbury Plucknett is a popular village close to the Somerset/Dorset border in an area renowned for its attractive rolling and partially wooded countryside. Haselbury has two churches, an excellent pub/restaurant and a primary school. The neighbouring village of North Perrott (1.2 miles away) has a wonderful farm shop, garden centre and cafe (stocking local produce), and is also home to Perrott Hill Independent Prep. School. The nearby town of Crewkerne has excellent amenities including shops, schools, a Waitrose Supermarket, and mainline railway connections (direct service to London Waterloo in 2½ hours). Yeovil and the A303 are within easy reach, as is the World Heritage Coastline at Bridport.





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Approximate Gross Internal Floor Area 2,126 sq. ft / 197.47 sq. m

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DIRECTIONS

From Yeovil follow the A30 in a westerly direction and take the left-hand turning onto the A3066 through Haselbury. Follow this road and the cottage will be found on the right-hand side.

SERVICES

Mains electricity, water and drainage. Oil-fired central heating with radiators.

LOCAL AUTHORITY

Somerset Council - Tax Band E

ENERGY PERFORMANCE CERTIFICATE

Current Rating - Exempt (Grade II Listed)

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