



HAMBLETON  
ESTATE AGENTS

ELM COTTAGE  
NORTH CHERITON, TEMPLECOMBE  
BA8 0AR



£550,000



# Elm Cottage, North Cheriton, Somerset, BA8 0AR.

A wonderful opportunity to purchase a substantial detached stone cottage situated in an elevated position with rural views over adjacent fields. This impressive period property has been extended over the years providing versatile living accommodation catering for a variety of lifestyles and needs.

The front door opens to a hallway with the stairs straight ahead. To your right there is a characterful living room featuring an inglenook fireplace with bressummer beam and wood burning stove. Double doors open to a large L shaped sitting room with a wood burning stove as its centrepiece, a number of windows provide plenty of natural light. A door opens to an inner hallway with the convenience of a ground floor shower room positioned on the right. Ahead, lies the rear entrance hall and vestibule/conservatory which is used as the main entrance for everyday use. An opening leads through to a spacious dining room perfect for family meals and entertaining. There is a versatile reception room currently used as a ground floor bedroom. Completing the ground floor accommodation is a country style kitchen fitted with a good range of units, ample work surface and classic butler sink.

Moving upstairs, there is a family bathroom and three generously sized double bedrooms, two of which have en-suite facilities for added convenience.

Venturing outside, there is a delightful landscaped garden including an impressive raised terrace with natural stone summerhouse enjoying views over the surrounding countryside. Large studio/workshop, parking for several vehicles, vegetable garden and a paved patio topped with a pergola.

**LOCATION:** North Cheriton is a popular village in beautiful countryside on the edge of the Blackmore Vale, lying south of the A303, a couple of miles south west of the small, historic market town of Wincanton and within easy reach of Bruton,

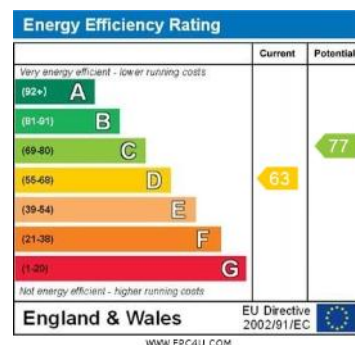
Castle Cary and Sherborne. A wide range of commercial, cultural, sporting facilities and amenities are on offer in the surrounding area, with a good choice of excellent state and independent schools. North Cheriton has a church, and there are country pubs and restaurants to be found in neighbouring villages. There is easy access to the A303 (London/ Exeter) just over a mile away and two mainline rail links to London are within a short drive. The first runs from Templecombe to Waterloo and the second from Castle Cary to Paddington.

**SERVICES:** Mains water, electricity, drainage, oil fired central heating and telephone all subject to the usual utility regulations.

**COUNCIL TAX BAND:** D

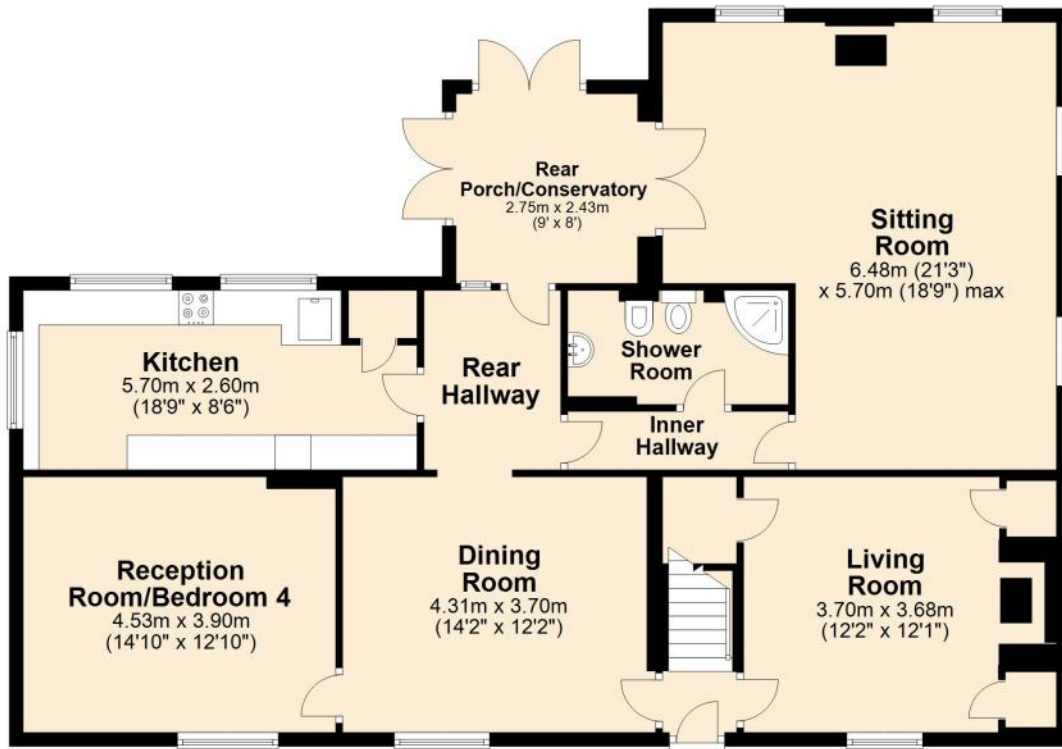
**TENURE:** Freehold

**VIEWING:** Strictly by appointment through the agents.



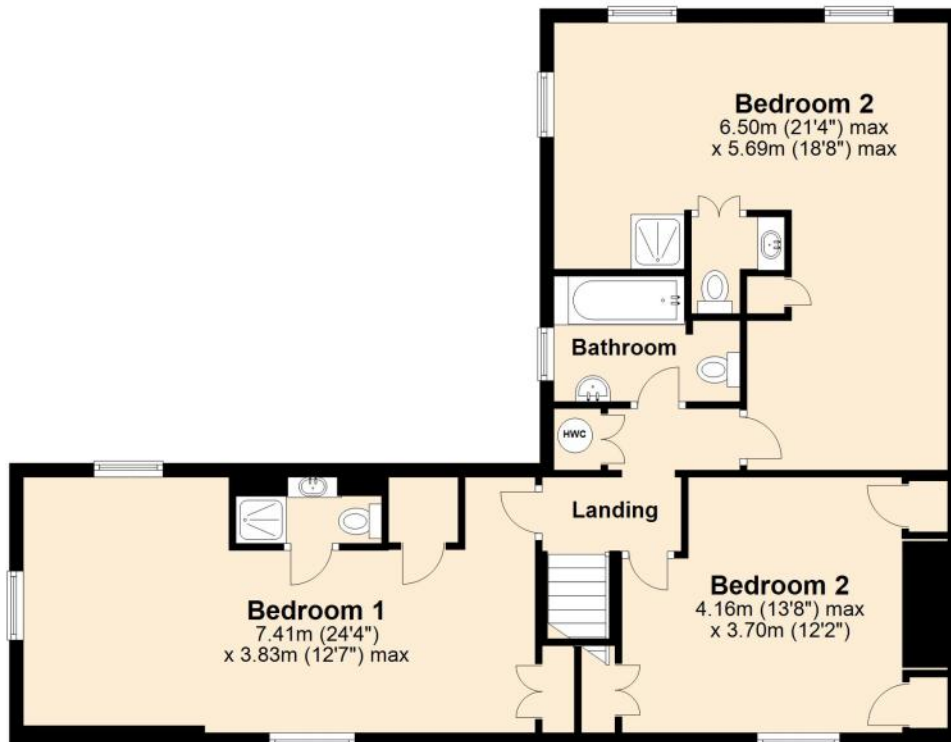
### Ground Floor

Approx. 126.4 sq. metres (1360.6 sq. feet)



### First Floor

Approx. 84.5 sq. metres (909.8 sq. feet)



Total area: approx. 210.9 sq. metres (2270.4 sq. feet)





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**Important Note:** For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute, or form part of, an offer or a contract. No responsibility is taken for any error, omission or misstatement in these particulars. Hambleton do not make or give whether in these particulars, during negotiation or otherwise, any representation or warranty whatsoever in relation to this property.

