



Rose Cottage



# Rose Cottage, Dray Road

, Higher Odcombe, Yeovil, Somerset, BA22 8UG

Yeovil and A303 3.5 miles. Ham Hill Country Park 2.5 miles

A two bedroom (possible three bedroom) detached hamstone cottage benefitting from new central heating system, redecorated, off road parking and gardens enjoying far distant views, with vacant possession. EPC Band E.

- Detached Cottage in a Sought After Village Location
- Newly Installed Heating System
- Lounge/Dining Room
- Kitchen/Breakfast Room
- Cloakroom and Adjoining Shower
- Two Bedrooms and Shower Room
- Study/Potential Bedroom Three
- Off Road Parking and Garden

Guide Price £265,000

## SITUATION

Rose Cottage is situated in an elevated position within this popular village with local facilities including Church, Village Hall, Public House and Nursery/Farm Shop. The village of Montacute is within 1 mile, where further Pub and Restaurant can be found together with a garage/village stores. Montacute House and Gardens run by the National Trust. The town of Yeovil is within 3.5 miles, where an excellent range of shopping, recreational and scholastic facilities can be found along with the mainline railway station linking Exeter and London Waterloo.

## DESCRIPTION

Rose Cottage comprises a detached hamstone cottage set beneath a tiled roof. It benefits from uPVC double glazed windows and doors throughout together with newly installed heating system and a wood burning stove. The property has been redecorated throughout and is offered with vacant possession. The cottage is set within an elevated position and benefits from off road parking for at least two cars and to the rear of the property is a courtyard garden with useful outbuildings, aluminium framed greenhouse and additional garden from which wonderful views can be enjoyed.



## ACCOMMODATION

UPVC door to entrance porch, glazed on two sides, tiled floor and uPVC door to lounge/dining room with a hamstone fireplace with inset log burner, exposed ceiling timbers, three wall lights and stairs rising to the first floor. Adjoining kitchen/breakfast room comprising 1 1/4 bowl single drainer sink unit with mixer tap over, newly installed wall mounted boiler, adjoining worktop with a range of floor and wall mounted cupboards and drawers, space for electric cooker and plumbing for dishwasher/washing machine. Window to rear, tiled flooring and door leading to the inner hall with uPVC door to rear, shower room with Triton shower over and adjoining cloakroom with low level WC, wash hand basin and heater towel rail.

Landing with radiator. Bedroom one with views from two aspects and sealed fireplace. Bedroom two with window to front. Study/potential bedroom three with window to front and airing cupboard housing the factory lagged copper cylinder with immersion heater and slatted shelving. If the airing cupboard were to be removed, this would allow the use of this room as a small bedroom. Adjoining shower room with shower cubicle, Triton electric shower over, pedestal wash hand basin and low level WC, part tiled walls, radiator and tiled floor.

## OUTSIDE

The cottage is approached over a sweeping driveway over which a neighbouring property also has access. There is off road parking for at least two cars, together with lean-to storage to the side of the cottage. Steps lead up to a path which leads to the front door and to the far side of the cottage a wrought iron gate and path leads to the rear courtyard with two garden sheds, aluminium framed greenhouse, cold water tap and external light. Paved path leading to an additional garden, which is laid to lawn. being part fenced and with various shrubs, bushes and trees. From here wonderful views can be enjoyed over the surrounding countryside.

## VIEWINGS

Strictly by appointment with the Vendor's selling Agents, Stags Yeovil Office. Telephone 01935 475000.

## SERVICES

Mains water, electricity and drainage are connected.  
Broadband Available: ADSL under 24 Mbps Superfast 24 - 100 Mbps  
Mobile Available : Vodafone, O2, Three and EE.

## DIRECTIONS

From Yeovil take the A30 towards West Coker and Crewkerne and just before the BP garage/M&S shop turn right onto Camp Road, signposted Odcombe and Stoke Sub Hamdon. Continue on this road for approximately 1.5 miles and at the far end of the village, turn right opposite Street Lane, into Chapel Hill, signposted Montacute, bear left at the church into Dray Road. Continue down the hill, whereupon the drive to Rose Cottage will be seen on the left hand side, clearly identified by our 'For Sale' board.

## FLOOD RISK STATUS

Very low risk



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



**GROUND FLOOR**  
414 sq.ft. (38.5 sq.m.) approx.

**1ST FLOOR**  
347 sq.ft. (32.2 sq.m.) approx.

**TOTAL FLOOR AREA : 761 sq.ft. (70.7 sq.m.) approx.**

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		52	85
England & Wales		EU Directive 2002/91/EC	

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