



545, Peggys Lane



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Haselbury Plucknett, Crewkerne, TA18 7RF

Crewkerne and train station 3 miles. Yeovil 7.5 miles.

A recently extended and refurbished two bedroom end of terrace cottage with attractive courtyard gardens and additional gardens close by and tucked away within the heart of this village. EPC Band E

- Central village location
- Open plan living/kitchen/dining room
- Attractive shower room
- Courtyard garden and additional garden
- Council Tax Band B
- Extended cottage
- Laundry cupboard and rear hall
- 2 Bedrooms
- Freehold

Offers In Excess Of £270,000

SITUATION

This quaint cottage is tucked away in the heart of this popular village, which lies close to the Somerset/Dorset border and is located adjacent to the village primary school. Also close by is a church and village pub/restaurant, together with a nearby cafe and farm shop within the next village of North Perrott. Crewkerne is within 3 miles, where an excellent range of shopping, recreational and scholastic facilities can be found together with a mainline rail link to Exeter and London Waterloo.

DESCRIPTION

545 Peggys Lane comprises a recently extended and modernised two bedroom end of terrace cottage, constructed principally of stone with part rendered ground floor extension to rear and set beneath a tiled roof. Approximately two years ago, the cottage was extended and modernised to provide a most wonderful home within the heart of this village. The extension has allowed a new kitchen to be installed with integrated appliances and quartz worktops and breakfast bar, at the far end of the open plan lounge/dining room. Adjoining is a useful laundry cupboard beneath stairs together with a rear hall and well appointed shower room. On the first floor can be found two bedrooms.

Outside is a courtyard garden to rear, which has been beautifully landscaped and close by a further garden, which is laid mainly to lawn together with a selection of fruit trees and adjoins the village school.



ACCOMMODATION

Wooden front door with leaded window opening into the hallway with stairs rising to first floor and ledged and braced door leading to open plan living room/kitchen/dining room with engineered oak flooring throughout, window to front with quarry tiled sill and recessed fireplace with inset multi-fuel stove with brick arch over and two wall lights. Door to under-stairs laundry cupboard with space and plumbing for washing machine, window to rear and shelving. Quartz breakfast bar with cupboards under, making an excellent dining area and beyond which is a newly installed and extended kitchen area with windows overlooking the courtyard garden together with two large Velux roof lights. 1½ bowl ceramic sink with mixer taps over. Adjoining quartz worktops and splashbacks and a range of cupboards under. Integrated dishwasher, fridge and freezer and space for range-style cooker with Zanussi stainless steel extractor hood over. Ledged and braced door leading to entrance hall with panelling to dado rail and wooden door with leaded window leading to the rear courtyard garden. Adjoining shower room which has been completely refurbished and comprises large walk-in shower, pedestal wash hand basin and low level WC. Attractive limestone tiled floor, panelled walls and electric heated towel rail.

Landing with uPVC window to rear, night storage heater and trap access to roof void. Bedroom 1 with window to front with night storage heater, cupboard over stairwell with hanging rail and shelving. Bedroom 2 with window to rear and night storage heater.

OUTSIDE

To the rear of the cottage is a two-tiered courtyard garden with attractive raised beds and shrubs. Two wooden garden sheds, paved patio and gravelled seating area. Walled and fenced boundaries with gateway leading to a rear pedestrian access together with outside light. Situated close by is a useful stone and brick outbuilding, beyond which is a further garden area which is long and adjoins the primary school. It is laid mainly to lawn together with various flower and shrub borders and a selection of fruit trees including apple and plum. Also at the far end is a gazebo which is festooned with various climbers.

SERVICES

Mains water, electricity and drainage are connected. Multi-fuel stove and night storage heating.
Mobile: EE, O2, Three and Vodafone (ofcom)
Broadband: ADSL under 24 Mbps Superfast up to 999 Mbps (ofcom)

VIEWINGS

Strictly by appointment with the vendor's selling agent Stags Yeovil office 01935 475000

DIRECTIONS

From Yeovil take the A30 towards Crewkerne and after passing through East Chinnock turn left into Haselbury Plucknett onto the A3066 towards Bridport. Continue along here passing the pub on your left-hand side, and shortly afterwards is the village school. For ease, it is recommended to turn right immediately opposite the primary school and park in the lane which leads down to the Church. From here cross back over the road and to the right of the primary school can be found Peggys Lane. The cottage is the second on the righthand side.

FLOOR RISK STATUS

Very low risk



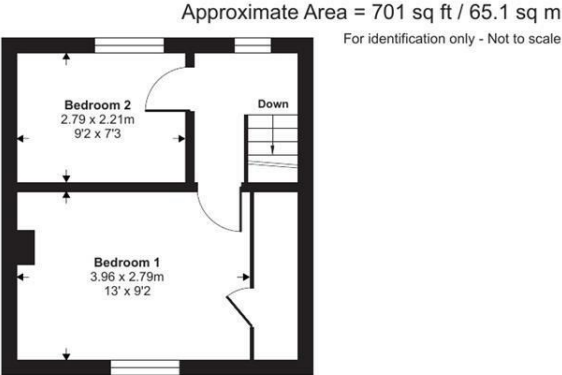
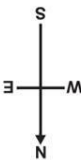
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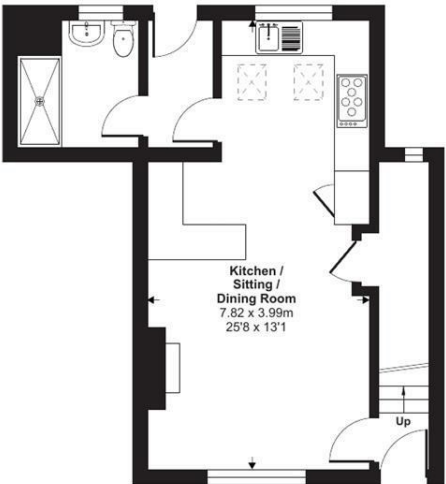
Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	45	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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First Floor



Ground Floor



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