



22, Back Lane



# 22, Back Lane

, Montacute, Somerset TA15 6XF

Montacute Park 50m. A303 3 miles. Yeovil 4 miles. Sherborne 9

A well appointed two bedroom hamstone cottage with an attractive courtyard garden and located within 50m of the parkland at Montacute House. EPC Band D

- Quiet Location
- Sitting room and Conservatory
- Two Bedrooms
- Gas Fired Central Heating
- Freehold
- Hamstone Cottage
- Kitchen and Shower room
- Private Courtyard Garden
- Close to Montacute Park
- Council Tax Band B

Guide Price £270,000

## SITUATION

This charming cottage is situated in the heart of the picturesque village, famous for its National Trust owned Montacute House and close to the parkland grounds. Facilities within the village include pubs, church, primary school, village hall, petrol station and village shop/post office. The village is surrounded by National Trust woodland and parkland together with wonderful walks up onto Ham Hill. Yeovil is within 4 miles, where an excellent range of shopping, recreational and scholastic facilities can be found, including a mainline rail link to Exeter and London Waterloo.

## DESCRIPTION

22 Back Lane is a charming two bedroom hamstone cottage with a rendered extension to the rear and is contained beneath a tiled roof. The property benefits from some lovely character features including exposed stonework, beams and a wonderful solid fuel stove dating back to 1875. The cottage is offered in excellent decorative order throughout and benefits from uPVC double glazed windows and doors, together with gas fired central heating. On the ground floor is a good size sitting room with an adjoining narrow conservatory, leading out into the courtyard garden, together with a kitchen and shower room, all on the ground floor. On the first floor can be found two bedrooms.



## ACCOMMODATION

A slate canopy porch protects the glazed uPVC door which leads directly into the sitting room, which benefits from exposed beams and a recessed brick fireplace with inset solid fuel stove dated 1875. It sits on a tiled hearth with a hamstone chimney breast over. There is further exposed brick and stone walls, as well as two windows to front and one to the rear, along with two wall light points. Stairs rise to the first floor, radiator and a timber and stained glass hatch leading through to the kitchen. A timber door with stained glass window opens into the narrow conservatory which is glazed on two sides and is set beneath a poly-carbonate roof with a tiled floor, radiator and glazed door to the rear garden.

Leading off the sitting room is a brick and stone arch with wooden lintel over, leading into the kitchen with a belfast sink and drainer with mixer tap over, adjoining worktops with a range of floor and wall mounted cupboards and drawers, along with built in Stoves gas hob with matching electric oven and grill, together with an extractor hood over. Concealed Worcester gas fired boiler, exposed beams and tiled floor. Space and plumbing for washing machine and door to the shower room comprising; walk-in shower cubicle, pedestal wash hand basin, low level WC, fully tiled floor and walls, radiator and obscure glazed windows on two aspects.

First floor landing with window to rear. Bedroom one with uPVC window to front, radiator and wardrobe with hanging rail and shelf. Bedroom two with uPVC window to front, radiator and wardrobe with hanging rail and shelf. Adjoining store cupboard and trap access to the roof void.

## OUTSIDE

To the front of the cottage a wrought iron gate protects the path which leads to the front door. The front garden is gravelled and protected by wrought iron railings. To the rear of the cottage is a private courtyard garden, which is walled and fenced giving much privacy. It benefits from block paving and gravelled areas, raised beds stocked with various shrubs and bushes, along with a raised patio area with built in seating and cold water tap. There is also a personal gate providing a right of way over the adjoining cottage.

## SERVICES

All mains services are connected.

Gas fired central heating.

Mobile availability : EE, O2 and Vodafone (ofcom)

Broadband availability : Standard and Superfast (ofcom)

Flood risk status : very low risk (environment agency)

## VIEWINGS

Strictly by appointment through the vendors selling agent. Stags, Yeovil office, telephone 01935 475000

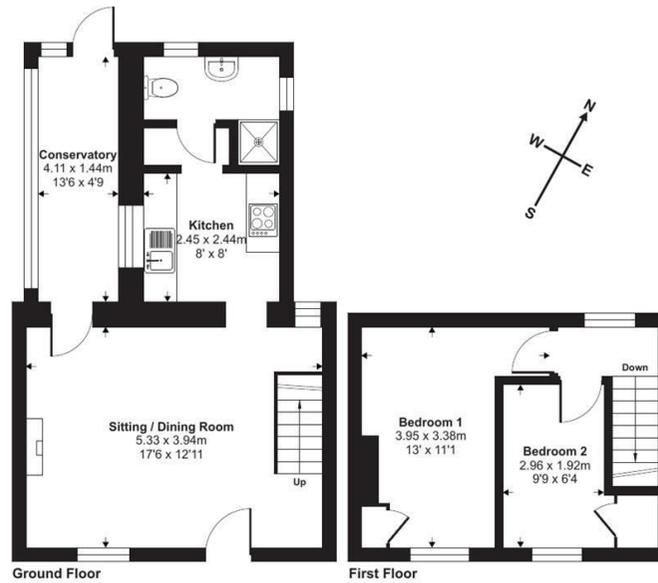
## DIRECTIONS

From Yeovil take the A3088 towards Exeter and before reaching Cartgate roundabout turn left towards Montacute. At the end of the road turn left and continue into the village. Continue past the main entrance to Montacute House and The Phelps Arms public house on your left and after a short distance the road bears left by the village store/post office, then take the next turning left into Back Lane. The cottage will be found a short distance along on the left hand side and clearly identified by our For Sale board.



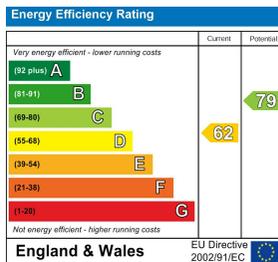
Approximate Area = 678 sq ft / 62.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlyche.com 2025. Produced for Stags. REF: 1312397

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