



Honey Cottage



Honey Cottage, North Street

Haselbury Plucknett, Crewkerne, TA18 7RJ

Crewkerne 2.5 miles. Yeovil 7.5 miles. Jurassic Coast 15 miles.

A beautifully appointed two bedroom semi-detached hamstone cottage built in 2004, with a walled courtyard area and garage/workshop with car turntable access driveway. EPC Band D.

- Modern Hamstone Cottage
- Sitting Room with Log Burner
- Laundry Room and Cloakroom
- Bathroom and en suite Shower room. Study Area
- Freehold
- Sought After village
- Well Equipped Kitchen/Dining room
- Two Double Bedrooms
- Courtyard, Garage/Workshop
- Council Tax Band D

Guide Price £345,000

SITUATION

Honey Cottage is located within the heart of this popular village, which lies close to the Somerset/Dorset border. The village benefits from a primary school, church and public house/restaurant. The neighbouring village of North Perrott has a farm shop and cafe. Crewkerne is within 2.5 miles where an excellent range of shopping, recreational and scholastic facilities can be found including a Waitrose supermarket, together with a mainline rail link to Exeter and London Waterloo. The Jurassic coast is also accessible being within 15 miles.

DESCRIPTION

Honey Cottage comprises a spacious two bedroom (formerly three bedrooms) semi-detached hamstone cottage built in 2004 and is contained beneath a tiled roof. The property benefits from double glazed windows together with electric central heating. The property is offered in excellent decorative order throughout and has been beautifully maintained. Within the heart of the house is a spacious kitchen/dining room with a range of integrated appliances together with an inner hallway, with laundry room and cloakroom. The sitting room boasts a beautiful Italian marble fireplace with inset log burner and on the first floor are two large double bedrooms, one with an en suite shower room and study area, along with a family bathroom.

Outside there is a small courtyard area along with a garage/workshop, approached through electric roller doors.



ACCOMMODATION

A tiled porch protects the uPVC door which leads directly into the kitchen/dining room. It is comprehensively fitted and comprises 1 1/4 bowl single drainer sink unit with mixer tap over, adjoining worktops with a range of floor and wall mounted cupboards and drawers, integrated appliances including ceramic hob with stainless steel hood over together with electric oven and grill. Integrated dishwasher, fridge/freezer. Window and shutters to side and attractive tiled flooring. From here a doorway leads into the hallway with stairs rising to the first floor with cupboard under. Laundry room with worktop and space under and plumbing for washing machine. Adjoining cloakroom with low level WC and wash hand basin.

The sitting room is a delightful space centred on an Italian marble fireplace with inset log burner on a marble hearth, windows and shutters to front and four wall light points. The landing enjoys a dormer window with shutters, together with trap access to the roof void and useful store cupboard with slatted shelving. Bedroom one has a sloping ceiling and window with shutters to the front aspect. There is a study area with built in desk, conservation roof light and an adjoining en suite shower room comprising shower cubicle, pedestal wash hand basin, low level WC, heated towel rail, conservation roof light, tiled floor and extractor. Bedroom two has a wonderful vaulted ceiling with exposed beams and views from three aspects all with shutters. There are three wall lights and a boiler/airing cupboard housing the pressurised hot water cylinder and Aztec electric boiler together with hanging rail. Family bathroom comprising panelled bath with shower attachment, pedestal wash hand basin and low level WC, heated towel rail and conservation roof light.

OUTSIDE

Outside steps lead down to a path which leads to the front door, together with a paved area and to the side of the property is an enclosed gravelled courtyard with outside tap and courtesy light. The property benefits from a tarmac drive with electric car turntable. Access into the garage/workshop measuring 4.7m x 4.3m and is approached through electric roller doors and is connected with power and light together with useful eaves storage.

VIEWINGS

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

SERVICES

Mains water, electricity and drainage are connected
Drainage is via a holding tank which is pumped to the mains sewer
Electric central heating
Broadband: Standard, Superfast and Ultrafast (ofcom)
Mobile Coverage: EE, Three, O2 and Vodafone (ofcom)
Flood risk status: Very low risk (environment agency)

DIRECTIONS

From Yeovil take the A30 west towards Crewkerne and after approximately 7 miles, having passed through East Chinnoek, turn left into Haselbury Plucknett onto the A3066 towards Bridport. After a short distance and before the village pub Honey Cottage will be seen on the left had side, clearly identified by our For Sale board.

What3words///instincts.sting.oath



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.



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		
England & Wales		
EU Directive 2002/91/EC		

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