



FOR SALE

Owsley Cottage, Middle Street, Shepton Beauchamp, TA19 0LF

£250,000



ORCHARDS
ESTATES

Number 3 Owsley Cottage is a characterful two-bedroom home dating back to the 1930s, perfectly positioned in an elevated setting along Middle Street in the highly desirable village of Shepton Beauchamp.

This delightful property boasts generous front and rear gardens, offering ample space for outdoor enjoyment and relaxation.

£250,000



LOCATION

Shepton Beauchamp is a favoured village situated about four miles east of Ilminster, surrounded by open farmland with a good range of local amenities which include a Café / village store, Primary School, Public House and Parish Church.

There is also a recreation ground in the village. Ilminster is within easy reach and offers a wider range of shopping facilities and amenities. Ilminster 4 miles, South Petherton 3, Yeovil 12, Taunton 15 miles.

Approach

Set in an elevated position on picturesque Middle Street, Owsley Cottage enjoys a charming approach.

From the road a few steps lead to a shared pathway, where a side gate opens into the cottage's front garden.

Here, golden gravel winds through mature planting, guiding you to the welcoming front door, a perfect introduction to this delightful home.

Ground Floor Living

Step through the UPVC glazed front door into a bright **Hallway** with a side aspect window wall radiator and stairs immediately ahead.

To the left, the **Living Room** offers a welcoming space with a front-facing window, wall radiator, stripped wooden floorboards, and a feature fireplace with log burner, perfect for those cosy evenings.

A door leads to the modern **Kitchen**, fitted with a range of wall and base units, tiled surrounds, and an extractor above the cooker space.

There's room for a large Rangemaster, fridge/freezer, and washing machine, complemented by a breakfast bar and understairs storage where the combi boiler is located.

There is a rear aspect window and a back door provide access to the rear garden.

First Floor Living

At the top of the stairs, the landing provides access to the family bathroom and two bedrooms.

The **Bathroom** features a walk-in shower cubicle, corner basin, WC, wall radiator, and tiled surrounds.

Bedroom One, positioned at the front, offers a bright space with a front-facing window, wall radiator, and stripped wooden floorboards, with ample room for storage.

Bedroom Two, located at the rear, includes a rear aspect window, wall radiator, useful storage cupboard, and matching stripped floorboards. Offering a comfortable and practical layout.

Gardens

The generous front garden is designed for easy maintenance, laid with gravel and bordered by a wooden fence, complemented by containers and mature planting.

At the rear, a private courtyard with a covered area and outdoor tap sits just beyond the back door.

A few steps lead up to the main garden, featuring a lawn, mature shrubs, and a winding path.

At the top, pass through a charming honeysuckle archway to a secluded gravel seating area, complete with a fishpond and a wooden shed for storage, an idyllic outdoor retreat.

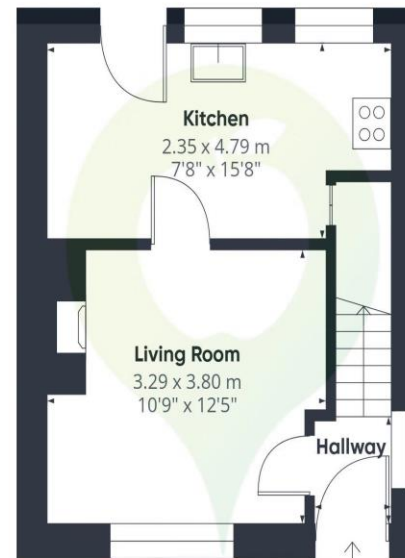


Material Information

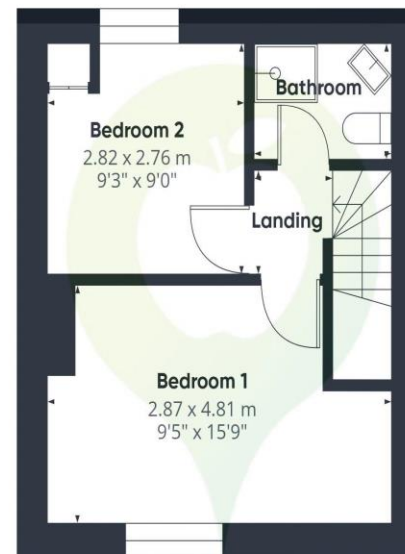
- Freehold Property, dating back to the 1930's
- Council Tax Band - B
- EPC Rating - E
- Services - Mains water, electric and drainage
- Heating - LPG Bottle Gas, installed in 2020
- Log Burner - Chimney last swept in 2023
- Combi Boiler - Located in the understairs cupboard in the kitchen. Installed in 2020 and we are reliably informed by the vendor that this is regularly serviced
- Loft access - Boarded with lighting
- Pathway - Shared pathway which runs alongside the front garden and side of property
- Rear Gate - Access side pathway
- Broadband: OFCOM: Superfast 80Mbps available
- Flood Zone 1 - Low risk of flooding from rivers and sea

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.



Floor 1



Floor 2



Approximate total area⁽¹⁾

50.4 m²
542 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

01460 477977 or 01935 277977

www.orchardsestates.com



ORCHARDS
ESTATES

Orchards Estates, 11 North Street Workshops, Stoke sub Hamdon, TA14 6QR

Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.