



**FOR SALE**

Sunshine Cottage, Stembridge, TA12 6BL

£365,000



**ORCHARDS**  
ESTATES



A marvellous opportunity to purchase a family home bursting with character in rural Stemberge.

Benefitting from generous parking for at least three large cars, the house offers all the charm of a cottage with period features but with generous and versatile living space for the busy modern family.

On the ground floor there are two reception rooms with a country cottage style kitchen.

On the first floor are three bedrooms and a family bathroom.

The rear garden runs the length of the house and is laid to gravel with steps leading up to an area laid to lawn.

£365,000





## LOCATION

Stembridge is a small semi-rural village situated within easy reach of the larger villages of South Petherton (3 miles), Martock (5 miles) and Langport (5 miles).

The village offers a well-regarded infants school and public house and is currently situated within Huish Academy catchment area.

The nearby village of Kingsbury Episcopi offers a village shop, recreation ground, church and public house.

The A303 can be joined at either South Petherton or Martock and the larger more commercial centres can be found at Yeovil (13 miles) and Taunton (17 miles).

## Approach

Positioned diagonally opposite The Rusty Axe Pub, there is generous parking.

Walk through the garden gate and through the garden where a member of the Orchards Estates team will be waiting to show you around the house

## Ground Floor

A traditional 'long house', one room leads to another. The kitchen, which is dual aspect, has a rayburn stove as well as a range of units and belfast style sink. From the kitchen, proceed through to the dining room, from which the stairs to the first floor rise. Beyond the dining room is the triple aspect sitting room with wood burning stove.

## First Floor

A large, dual aspect master bedroom enjoys views of Burrow Hill and benefits from built in

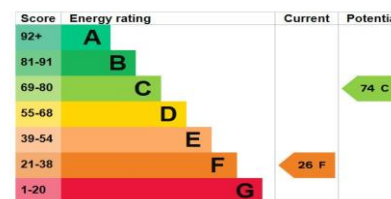
storage. Along the corridor are two further bedrooms and a large family bathroom with both a shower cubicle and a bath.

## Outside rear

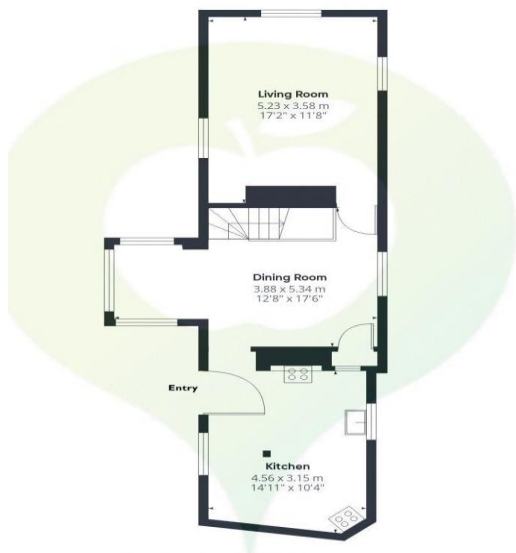
There is a generous shingle area for al fresco dining as well as steps up to the lawn area with a garden shed for garden storage furniture. The oil tank is discreetly positioned in between the house and the raised up lawn area.

## Material Information

- Detached Freehold Property dating back to c. 1900
- EPC - F
- Council Tax Band: D
- Services - Mains Drainage, Water and Electricity
- Log burner - chimney last swept yearly by vendor
- Oil Central Heating Boiler
- Rayburn in Kitchen - service yearly
- Off road parking for 3 vehicles
- Broadband OFCOM: SuperFast 74Mbps available
- Flood Zone 1: Low possibility of Flooding from the rivers or sea



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



**Floor 1**



**Floor 2**



**Approximate total area<sup>(1)</sup>**

103.2 m<sup>2</sup>  
1110 ft<sup>2</sup>

**Reduced headroom**

0.1 m<sup>2</sup>  
1 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

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

**GIRAFFE360**



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www.orchardsestates.com



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