



FOR SALE

Hayes End Manor, South Petherton, TA13 5BE
£375,000

 **ORCHARDS**
ESTATES

18 Hayes End Manor is a delightful, fully refurbished cottage situated within a highly desirable retirement development.

The property has been tastefully modernised, featuring a spacious open-plan kitchen and dining area, complemented by a generously proportioned, separate sitting room.

Upstairs, the accommodation comprises of three bedrooms.

Please note that the second bedroom is a 'through' room but could easily be partitioned to separate it into a third bedroom.

As part of the renovation, a lift has been installed to provide convenient access from the dining area to the rear bedroom.

The cottage enjoys picturesque views over the formal gardens, with access to the meadow beyond, offering a peaceful and scenic outlook.

To the rear, there is a private enclosed garden, allotments and the property also benefits from a garage located within the development.

Residents of Hayes End Manor enjoy peace of mind in a well-maintained and professionally managed environment, thoughtfully designed to meet the needs of mature homeowners.

£375,000



LOCATION

South Petherton is a small residential country town with a village atmosphere set in an attractive surrounding countryside one mile from the A303 roadway and offers a wide range of shopping facilities, two schools, library, inn, restaurant, dog groomer, churches, doctor & veterinary surgeries, chemist, tennis and bowling clubs and 'bus services to neighbouring towns and villages. There is also a regular, direct coach service from South Petherton to London. Yeovil is ten miles, Crewkerne (Mainline Station to Waterloo) six miles, Ilminster six, the county town of Taunton (M5 Motorway & Mainline Station to Paddington) eighteen and the South coast at Lyme Regis twenty two miles.

Approach

Set back from Hayes End Road, the property is approached via a Hamstone entrance that leads to a tarmac internal road, providing access to both the garage and designated parking area. This particular residence is accessed on foot through the main archway, offering an early glimpse of the beautifully maintained grounds and a sense of the tranquil setting within.

Ground Floor Living

Step into a welcoming entrance hall, featuring a staircase to the first floor and a useful under-stairs storage area.

To the right, a spacious front-aspect sitting room offers delightful views over the front gardens. Double doors lead through to the recently refurbished open-plan kitchen and dining room, which benefits from rear patio doors and a lift providing access to the first floor.

The well-appointed kitchen includes a range of wall and floor units with a built in oven, microwave, hob and extractor fan.

There is a rear access door, offering direct entry to the enclosed private courtyard garden.

Completing the ground floor is a cloakroom, thoughtfully designed to accommodate a washing machine and tumble dryer.

First Floor Living

The landing provides access to the bedrooms, bathroom and also includes loft access.

The rear bedroom features a window with views over the gardens, built-in wardrobe, and benefits from the lift, which arrives directly into this room and electric remote control window blind.

The second bedroom is another generously sized double, with a front-facing window and built-in wardrobe.

This room offers through-access to the third bedroom, which is situated above the archway and also enjoys a front aspect window and electric remote control window blind.

The bathroom is fitted with a rear-facing window and features tiled walls and flooring. It includes a full-sized walk-in shower, WC, wash basin, and a heated towel rail.

Gardens and Garage

The private courtyard garden is accessed from the dining room or kitchen, there is also a rear gate.

This offers a private retreat to step outside and enjoy a coffee with visiting family and friends. The garage is set within a block and has electric, lighting and electronic roller door.

Cognatum Estates

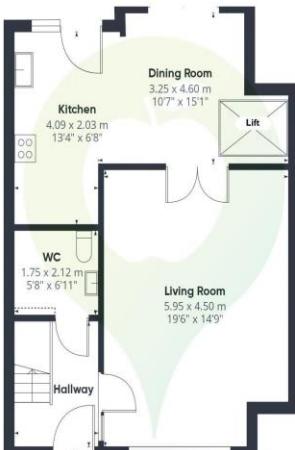
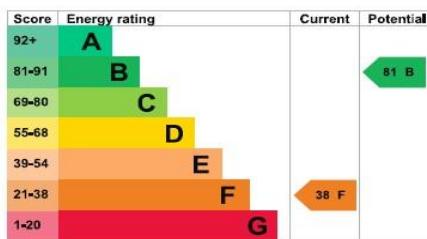
Cognatum Estates are responsible for the maintenance, repair, and insurance of all buildings within the development. Regular services include window cleaning, refuse collection, and the upkeep of the communal grounds and gardens. The property comes equipped with a personal alarm system worn on the body, linked directly to external care providers, ensuring residents' safety and peace of mind.

For visiting family and friends, a well-appointed guest suite is available. Cognatum Service Charge - £7040 per property per annum.



Material Information

- Originally built in the 14th Century and converted 1988.
- Grade II Listed
- Leasehold (Expires 24 June 2138) - 113yrs remaining
- Cognatum Service Charge - £7040 per property per annum
- Council Tax Band - F
- EPC - F
- Mains Drainage, Water and Electric
- Boiler - Located in the loft
- Heating is provided by Wall Mounted Storage Heaters
- Loft - With loft ladder, partially boarded, with lighting
- Private parking space
- Garage
- Flood Zone 1 - Low Flood Risk
- Broadband - Ultra Fast 1800Mbps available



Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2



Approximate total area⁽¹⁾

135.1 m²
1454 ft²

Reduced headroom
2.6 m²
28 ft²

(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



01460 477977 or 01935 277977



www.orchardsestates.com

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.