



The Groves, 56 Main Road
Middlezoy, Somerset, TA7 0NW

Guide Price £325,000

4 bedrooms
Ref:EH001474



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Overview

- A four bedroom, two reception period cottage.
- Detached garage and workshop.
- Character features which include beams to ceilings, fireplaces and a parquet floor.
- Popular village with a good public house only a short distance.
- Updated kitchen and bathroom in 2016.
- Gardens to front and rear



An attractive four bedroom attached period cottage in a popular village with gardens, garage and workshop. Further accommodation comprises an updated shower room to the first floor and a kitchen/diner, lounge, utility, cloakroom and conservatory to the ground floor. The cottage also has an attractive detached garage and workshop which has the potential to make a wonderful home office. Viewing is essential to appreciate the full potential of the property.



Accommodation A wooden door opens into:

Entrance Porch: There are two windows to the front and a window to either side, a door opens into:

Entrance Hall: Stairs rise to the first floor and doors lead off to:

Lounge: 12' 9" x 12' 8" (3.88m x 3.87m) There is one window to the front, one radiator, a flame effect bottled gas fire is set into a fireplace with red brick backing and hearth. Other period features include exposed stone work to the walls and beams to the ceiling.

Kitchen/Breakfast Room: 16' 7" x 9' 8" (5.06m x 2.95m) This room has one window to the rear, a part glazed door into the conservatory and a window that gives borrowed light to the utility. There is a stainless steel sink unit with a mixer tap over and storage cupboard under. There are a further range of cream coloured kitchen units in Shaker style with solid wood work surfaces with a tiled splash back. An integral fridge and dishwasher are included in the sale, an electric double oven and an electric four ring hob are also included. An archway opens to the dining room and doors lead off to:



Utility room: This room has one window to the rear and a window receives borrowed light from the kitchen, one radiator and there is space for an upright fridge/freezer, tumble dryer and space and plumbing for a washing machine.

Cloakroom: A white cloakroom suite comprises a low level W.C and wall hung hand wash basin.

Dining Room: 12' 9" x 11' 6" (3.89m x 3.51m)

There is one window to the front, one radiator, a beautiful open fireplace with tiled backing, stone hearth, surround and mantel over. A particularly striking feature of this room is the wonderful parquet floor.

Stairs from the entrance hall rise to:

Landing: A window from bedroom four gives borrowed light, there is a generous airing cupboard with hot water cylinder and doors lead off to:

Bedroom 1: 14' 7" x 9' 5" (4.45m x 2.86m)

A dual aspect room with one window to the side and one window to the front with country views over a field, one radiator, a feature fireplace and a built in storage cupboard.

Bedroom 2: 14' 6" x 10' 3" (4.43m x 3.12m)

This room has one window to the front, one radiator, a built in wardrobe and a storage cupboard.

Bedroom 3: 9' 9" x 9' 8" (2.97m x 2.95m)

There is one window to the rear, one radiator, a feature fireplace, a built in wardrobe and a storage cupboard.

Bedroom 4/Study: 6' 10" x 5' 9" (2.09m x 1.76m) + entrance. This room has one window to the front,



one radiator, a built in storage cupboard and a loft entrance hatch.

Shower Room: 8' 10" x 6' 9" (2.68m x 2.06m)

This room was refitted in 2016 and comprises a generous walk in shower, a heated towel rail, a low level W.C with concealed cistern and a wash basin with storage cupboard under. There is also a window to the rear and aqua paneling to the walls.

Conservatory/Garden Room: 9' 4" x 8' 10" (2.84m x 2.69m) Constructed of wood, double glazed units and a poly carbonate roof. There is a well in the floor, a covered area to one side and a door to:

Utility room: There is a stainless steel sink unit with drainer, shelving and hanging space.

OUTSIDE: Front: A path leads to the front door with established flower beds to either side. There is an off road parking space and ample on street parking. Rear: The rear garden is private and fully enclosed, with lawned areas, well stocked established flower beds and a path that leads to the garage and workshop to the rear.



Garage: 17' 11" x 10' 2" (5.46m x 3.11m) There is an electric roller door with one window to the rear, two windows to the front and a handy inspection pit. There is also light and power connected.

Workshop: 10' 2" x 5' 8" (3.09m x 1.73m) Light and power is connected.

Directions: From Langport head north on the A372 towards Alle. At the junction turn right onto the A361 and then left towards Westonzoiland. Take the first left onto Main Road Middlezoy. The property will be found a short distance on the left hand side indicated by the English Homes for Sale board.

Amenities: The village of Middlezoy has a village shop, public house, Post Office and primary/junior school, cricket and football club. It falls into the catchment area for the well known Huish Academy (there are school and public buses which run through Middlezoy). Middlezoy is well placed for Bridgwater (less than 7 miles) and the larger towns of Taunton (less than 15 miles away) and Yeovil (less than 25 miles away). There is easy access to the M5 and the national motorway



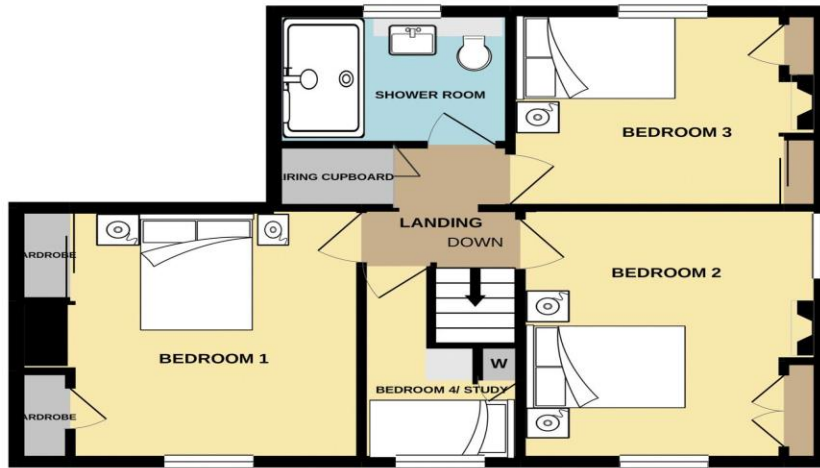
network (less than 5 miles away) with Bristol and Exeter airport all within an hour's drive.

VIEWINGS BY APPOINTMENT

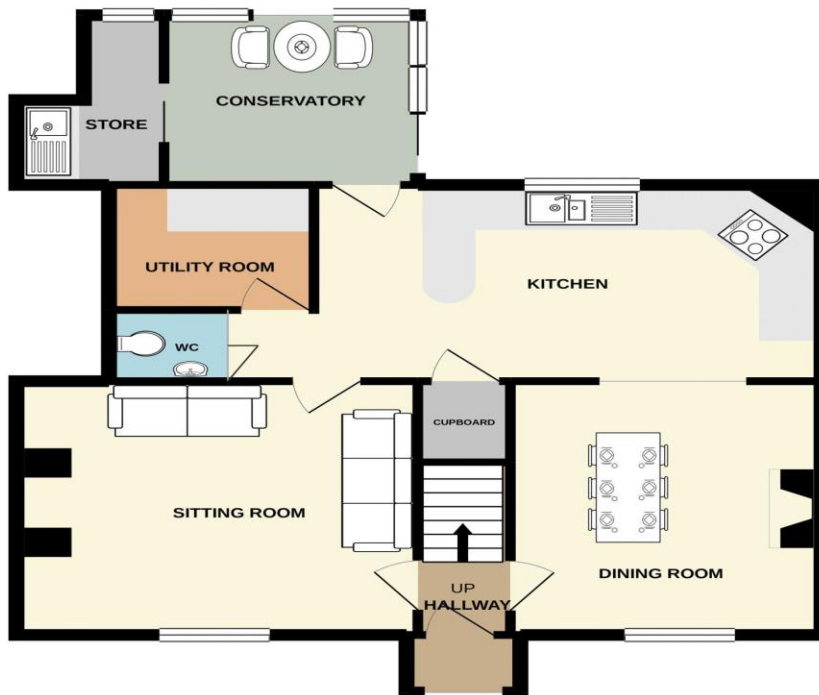
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1ST FLOOR
571 sq.ft. (53.0 sq.m.) approx.



GROUND FLOOR
756 sq.ft. (70.3 sq.m.) approx.



TOTAL FLOOR AREA : 1327 sq.ft. (123.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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, Scotland & Wales		
		EU Directive 2002/91/EC



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