



25 Hayes End
South Petherton, Somerset, TA13 5AG

Guide Price £645,000

5 bedrooms
Ref:EH000935



ENGLISH HOMES

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Overview

- A beautiful five bedroom period property in the sought after village of South Petherton.
- Excellent family accommodation.
- Large master bedroom with en-suite shower and walk in wardrobe.
- Garage, carport and home bar.
- Period features throughout including a beautiful fireplace with cast iron wood burning effect gas stove.
- Bigger than average garden.



A wonderful period property with a delightful garden set in close proximity to one of the areas most sought after and picturesque villages. This substantial property offers superb internal accommodation, including 5 bedrooms (two with ensuite), a kitchen/diner, lounge, utility room, workshop, garden room, cloakroom, detached garage, home bar and carport, ample parking and gardens.



Accommodation

A part glazed door opens into:

Entrance Hall

Stairs rise to the first floor, with one window to the side, one radiator and doors lead off to:

Garden Room 18' 5" x 6' 3" (5.61m x 1.91m)

A light and airy room ideal for sitting and looking over the garden with windows to all aspects, and a tiled floor.

Kitchen/Diner 20' 8" x 12' 2" (6.3m x 3.7m)

This is a triple aspect room with one window to the front and two windows to the side, two radiators, flagstone flooring, red brick feature fireplace with wooden mantel over and Blue Lias hearth. There is an under stairs storage cupboard, a beautiful exposed Hamstone wall with feature wagon wheel inset that cleverly divides the kitchen from the dining area. A one and a half bowl porcelain sink with drainer to one side, mixer tap over and storage cupboard under. A further range of wall hung, floor standing, drawer storage cupboards above and below a square edge work surface with a tiled splashback. Integral appliances include a dishwasher and fridge with space for an electric oven with extractor hood over. Doors leads to:



Utility room: There is one window to the rear overlooking a field, one radiator, a Belfast sink on a red brick stand, tiled floor, a work surface with wall hung storage cupboards over and space for a tumble dryer and space and plumbing for a washing machine. Doors lead off to:

Cloakroom: A white suite comprises a high level W.C., a pedestal wash basin and a tiled floor.

Workshop 16' 9" x 6' 2" (5.10m x 1.88m)

There is one window to the rear, a wall hung gas Worcester boiler and a hot water cylinder. A door leads to the:

Rear Porch: Windows to three aspects, a part glazed door to the side leads to the patio and window seat.

Snug/Home Bar 12' 5" x 9' 7" (3.79m x 2.91m)

There is one window to the front giving borrowed light from the garden room, one radiator and a part glazed door leads to:

Lounge 15' 0" x 14' 10" (4.57m x 4.53m)

A dual aspect room with two windows to the front, one with a window seat and a set of French doors with a window to either side that opens onto the patio, one radiator. A Hamstone fireplace with exposed stonework houses a flame effect gas fire. There is further exposed stonework either side of the window adding character to the room.

Stairs from the entrance hall lead up to:

Landing: A bookcase set in the rear wall hides a secret room. Doors lead off to:

Bedroom 1 16' 9" x 14' 8" (5.1m x 4.48m)

There are two windows to the side and one to the front, one radiator, a walk in wardrobe with hanging space and shelving and a loft entrance hatch. Door to:

En-suite 6' 11" x 6' 11" (2.11m x 2.11m)



There is one window to the rear and a heated towel rail. A white suite comprises a low level W.C., a wash basin with chrome stand, a walk in shower enclosure with shower and tiles to splash prone areas.

Bedroom 2 13' 9" x 12' 5" (4.19m x 3.78m)

There is one window to the front and one to the side, one radiator, an over stairs storage cupboard with window to the front and shelving.

Bedroom 3 10' 8" x 9' 8" (3.26m x 2.94m)

There is one window to the front and one radiator.

Bedroom 4 10' 4" x 8' 2" (3.16m x 2.49m)

There is one window to the rear and one radiator.

Bathroom 8' 3" x 7' 2" (2.51m x 2.18m)

There is one window to the rear, one heated towel rail, a white suite comprises a roll top bath with claw and ball feet, a low level W.C., a pedestal wash basin and shower enclosure with shower, the walls have tongue and groove paneling to midway.

Secret Room 7' 6" x 4' 7" (2.28m x 1.4m)

Wonderfully hidden behind the landing bookcase, this room is currently used as a study, with one window to the rear, one radiator and stairs rising to the second floor:

Attic Room 10' 5" x 10' 3" (3.18m x 3.12m) Plus entrance

There are two Velux roof lights, one radiator, eaves storage and door to:



Bedroom 5 11' 6" x 9' 3" (3.51m x 2.83m)

There are two Velux roof lights, one radiator, eaves storage, door to:

En-suite: There is one Velux roof light, a white suite comprises a low level W.C., a wall hung wash basin and a tiled shower enclosure with shower.

Outside: Detached Garage with carport and loft storage.

Garage 16' 4" x 10' 2" (4.99m x 3.11m)

Barn doors to front, pedestrian door to side.

Carport 17' 0" x 9' 4" (5.19m x 2.84m)

Loft Storage 16' 11" x 9' 7" (5.15m x 2.93m)

There are two Velux roof lights and circular window to the front.

Front Garden: A gate with path leads to the front door.

Wooden double gates open to give vehicular access to a tarmac drive that leads to a detached garage and graveled parking area.

Side: Patio area ideal for entertaining.

Amenities: South Petherton is a small residential country town with a village atmosphere set in surrounding countryside, 1 mile from the A303 roadway and offers a range of shopping facilities together with a new Hospital, Day Centre, infant and junior schools, bank, Post Office, churches, library, doctors and veterinary surgeries, chemist, tennis, bowling, football, cricket



and youth clubs. There is a bus service to neighbouring towns and villages. Yeovil is 10 miles, Crewkerne 6, Ilminster 6 and the county town of Taunton is 18 miles with its mainline station and M5 motorway.

Directions: From the A303 roundabout continue along Hayes End, the property can be found on the right hand side prior to the roundabout, indicated by an English Homes For Sale sign.

VIEWINGS BY APPOINTMENT

Langport Office 01458 252530 sales@english-homes.co.uk

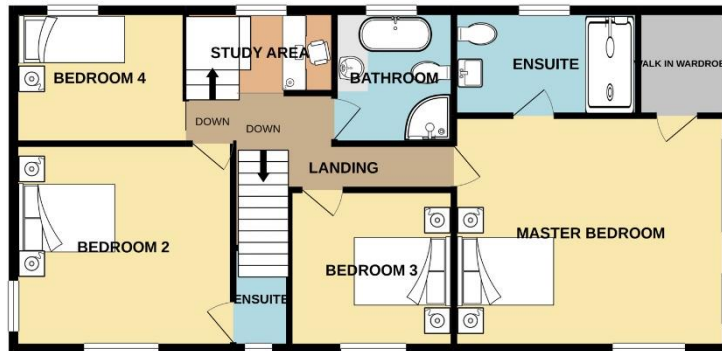
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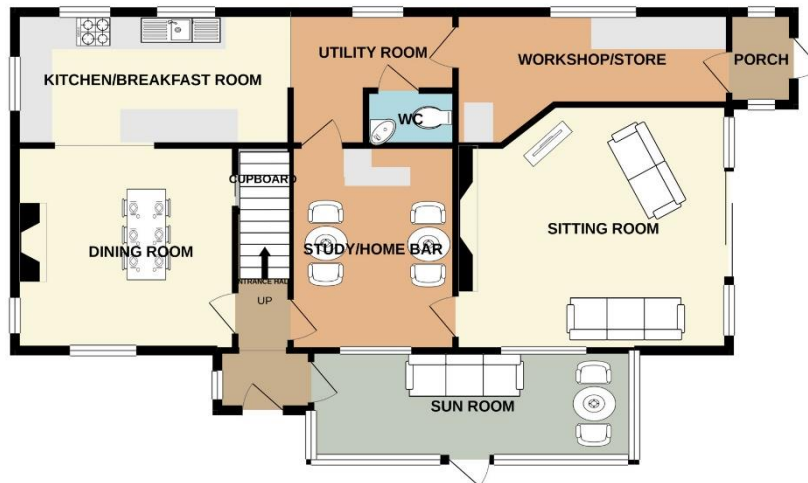
2ND FLOOR
348 sq.ft. (32.3 sq.m.) approx.



1ST FLOOR
898 sq.ft. (83.4 sq.m.) approx.



GROUND FLOOR
1054 sq.ft. (97.9 sq.m.) approx.



TOTAL FLOOR AREA : 2299 sq.ft. (213.6 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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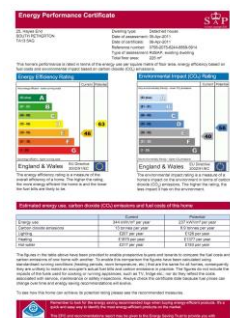
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