

West Lydford

TA11 7BU

COOPER
AND
TANNER



£495,000 Freehold

A charming three-bedroom detached home in the sought-after village of Lydford On Fosse, offering a spacious garden, large garage/workshop, and generous off-road parking.

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ACCOMODATION

The ground floor of this attractive detached home features two conjoined reception rooms, each with its own log burner, creating a warm and inviting atmosphere ideal for both relaxed evenings and entertaining. These versatile spaces flow seamlessly, offering flexibility for family living. To the rear, a spacious kitchen/dining room serves as the heart of the home, perfect for everyday meals and social gatherings. A convenient downstairs WC completes the ground floor layout.

Upstairs, the property offers three well-proportioned double bedrooms, each filled with natural light and character. These rooms provide ample space for furnishings and personal touches, making them comfortable retreats for family or guests. A large family bathroom serves the first floor, fitted with modern fixtures including a full-sized bath and separate shower, offering both style and practicality.

OUTSIDE

The property is approached via electric gates leading to a generous off-road parking area, suitable for multiple vehicles. A standout feature is the large garage/workshop, offering excellent storage or potential for hobbyists and professionals alike. To the rear, the expansive garden is thoughtfully arranged with a productive vegetable patch, a well-kept lawn, and a dedicated seating area perfect for outdoor dining or relaxation. A garden shed provides additional storage, and a pedestrian gate offers convenient access to the lane behind the property.

SERVICES

Mains water and drainage are connected. Mains gas, is connected with gas fired central heating installed. The property is also connected to mains electric. The Somerset council tax band is E.

LOCATION

Lydford-on-Fosse is a peaceful village in Somerset, nestled along the historic Roman Fosse Way. Surrounded by rolling countryside, it offers a tranquil rural lifestyle with excellent road links via the A37. The village features a mix of period and modern homes, with a strong sense of community. Nearby towns such as Glastonbury, Street, and Somerton provide shops, schools, and amenities. Local landmarks include the Grade I listed Church of St. Michael and All Angels. The area is rich in walking routes, nature reserves, and scenic views. Ideal for those seeking countryside charm with commuter convenience. A perfect blend of heritage, serenity, and accessibility.

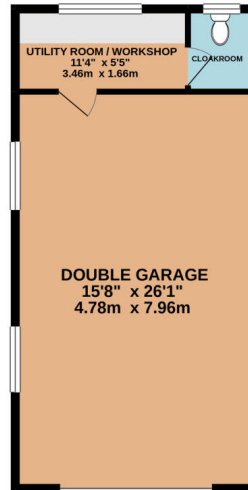
VIEWING ARRANGEMENTS

All viewings should be arranged through Cooper and Tanner, Castle Cary on 01963 350327

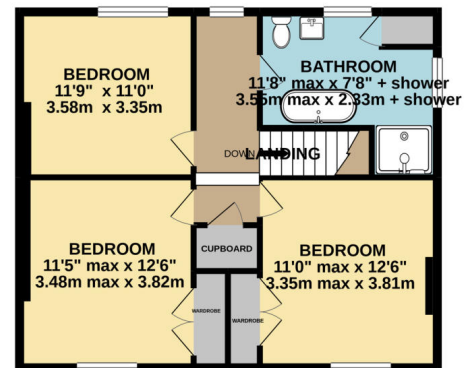
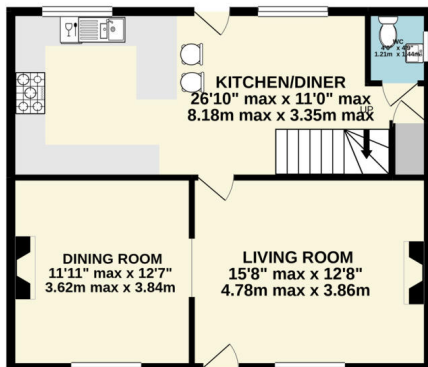




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1356sq.ft. (126.0 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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