

# High Street

West Lydford, TA11 7DB

COOPER  
AND  
TANNER



**£485,000 Freehold**

A spacious three-bedroom semi-detached home with a large garden in a peaceful village location.

# High Street West Lydford TA11 7DB

 3  1  2 EPC E

## £485,000 Freehold

### ACCOMMODATION

Located in the peaceful village of West Lydford, this beautifully presented three bedroom semi detached cottage offers an inviting blend of charm, comfort, and generous living space both inside and out. The ground floor begins with a welcoming entrance porch that opens into a bright and airy hallway. From here you can step into a spacious utility and boot room with direct access to the rear garden, ideal for busy family life or returning from countryside walks. The hallway also leads to a convenient downstairs cloakroom which includes a WC and a built in shower. A well proportioned kitchen sits at the heart of the home, while the large open plan living and dining room provides a warm and sociable space, enhanced by a log burning stove that brings character and comfort throughout the seasons. Upstairs, the property offers three generous double bedrooms, and a family bathroom, creating practical and flexible accommodation for modern households.

### OUTSIDE

To the front of the property there is a small area of hard standing that could easily be enhanced with additional planting or raised beds. To the side, a generous driveway provides parking for several cars and leads through to the rear garden. It is here that is placed a timber double stable block, ideal for garden storage. The rear garden is mostly laid to lawn and offers an excellent space for families, with a wide open lawn bordered by established beds filled with mature shrubs and trees. To the south, the garden enjoys attractive views across open fields, creating a peaceful and scenic backdrop.

### SERVICES

The property benefits from oil fired central heating, mains electric, water and drainage are all connected. Council tax band E

### LOCATION

West Lydford is a peaceful and attractive Somerset village set along the River Brue, known for its pretty stone cottages, historic church and friendly rural community. Surrounded by open countryside yet close to Somerton, Castle Cary and Glastonbury, it offers an ideal balance of village charm and convenient access to local amenities, schools and transport links.

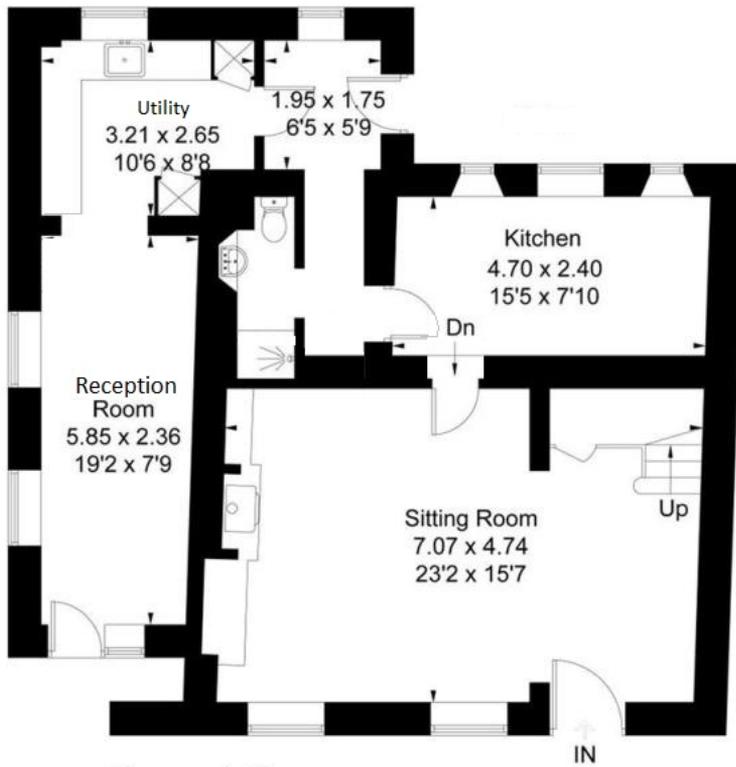
### VIEWING ARRANGMENTS

Viewings by appointment only, booked through Cooper and Tanner in Castle Cary, 01963 350327



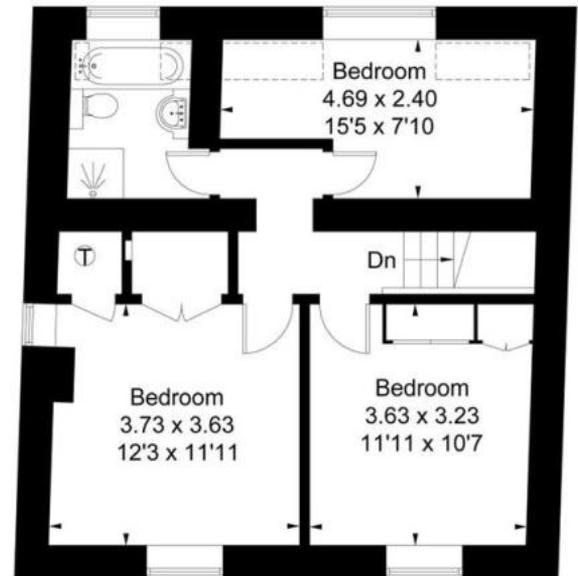


Approximate IPMS2 Floor Area = 136.4 sq m / 1468 sq ft  
Limited Use Area = 3.1 sq m / 33 sq ft  
Total = 139.5 sq m / 1501 sq ft



Ground Floor

= Reduced head height below 1.5m



First Floor

Surveyed and drawn in accordance with IPMS: Residential Buildings by fourwalls-group.com 229317

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