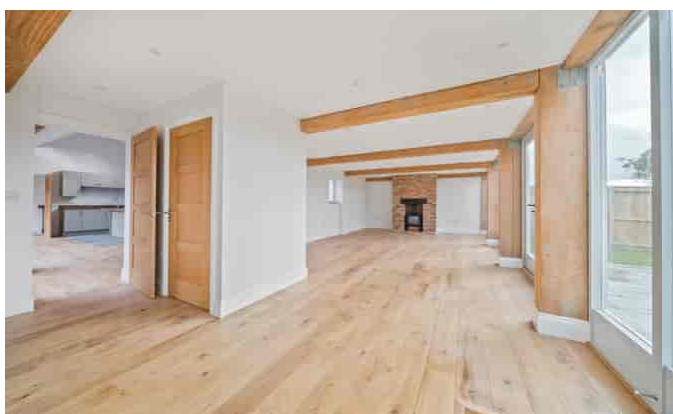


Kingston Lane, Fore Street

Othery, TA7 0QS

COOPER
AND
TANNER



Asking Price Of £625,000 Freehold

A fabulous high specification barn conversion now ready for occupation with no onward chain, after it's extensive restoration and redevelopment. Tucked away on a no-through lane in this well-positioned village for access to Taunton, Langport and Street. A truly individual home of exceptional quality.

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 4  1  3 EPC C

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ACCOMMODATION:

The property is entered principally via the spacious entrance hall at the front elevation, providing access initially to the particularly large main reception room. This living room is flooded with natural light from floor to ceiling windows and features a traditional fireplace with a modern bio-fuel stove as a central focal point. The hallway also leads to a cloakroom with WC and wash basin, a separate lobby with an Oak staircase to the first floor, the en-suite ground floor bedroom and the kitchen/diner. This most impressive space enjoys full height windows and doors to the courtyard garden, a vaulted ceiling and several Velux windows for natural light. Ample room is offered for a large dining table, which is sure to please those who like to host family and friends. The kitchen itself comprises a comprehensive range of quality fitted Shaker style cabinetry, work surfaces including an island and some integral appliances such as a dishwasher and range style oven with matching cooker hood. Beyond the kitchen, you'll find a separate utility room with matching cabinetry and space for laundry appliances, as well as internal access to the garage. Completing the ground floor is the generously proportioned guest bedroom, which could also suit multi-generational living due to its size and en-suite shower room facility.

On the first floor you'll find a large landing area flooded with natural light pouring in from a bank of low level windows, as well as a generous fitted store cupboard. Doors open to three double bedrooms of superb proportions, with the principal suite benefiting from it's own well appointed shower room. All three bedrooms offer ample room for a wide selection of accompanying furniture. Completing this floor is the spacious family bathroom with shower over bath, pedestal wash basin and flush WC.

OUTSIDE:

This versatile home has been designed and landscaped to suit a wide variety of needs and as such could appeal to families,

multi-generational living or buyers seeking a 'lock-up and leave' type property. The external spaces are equally as flexible as the interior in this regard, with a manageable yet family friendly lawned and enclosed garden soaking up a sunny south-westerly aspect and a secluded courtyard offering either a low maintenance entertaining space or additional off road parking at the rear.

SERVICES:

Mains electric, water and drainage are connected, and an air source heat pump is installed, with under floor heating throughout the property (including first floor). The property is currently not yet banded for council tax, although is situated within Somerset Council's area. Superfast broadband is available within this postcode (source Ofcom broadband checker).

LOCATION:

The popular village of Othery is well-positioned for convenient access to a number of important transport links, shopping facilities, education and leisure amenities. Areas of outstanding natural beauty and wildlife conservation (Burrow Mump and RSPB Greylake) are within just a few minutes' drive in either direction, providing scenic walks. The village offers a primary school twinned with nearby Middlezoy, village hall and parish church, whilst the renowned Millfield School and Clarks Village can be found 8 miles away in Street. The M5 motorway is approximately 20 minutes away (J23 or 24) and railway stations can be found at Taunton, Bridgwater and Castle Cary. Bristol airport is less than an hours' drive away.

VIEWING ARRANGEMENTS:

Strictly through prior arrangement with Cooper and Tanner on 01458 840416. If arriving early, please wait outside to be greeted by a member of our team (barring adverse weather).







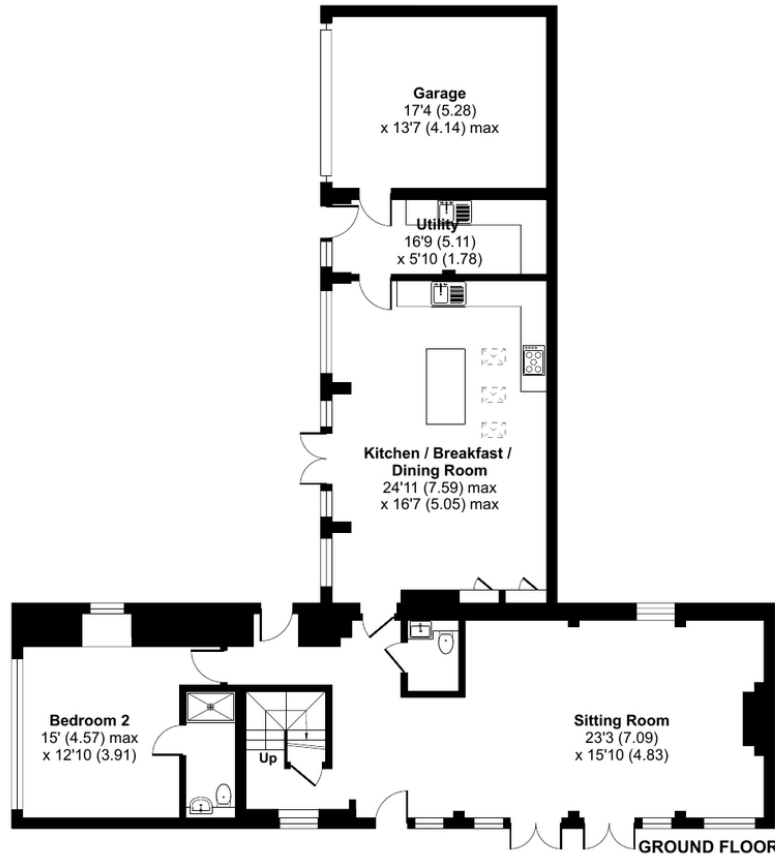
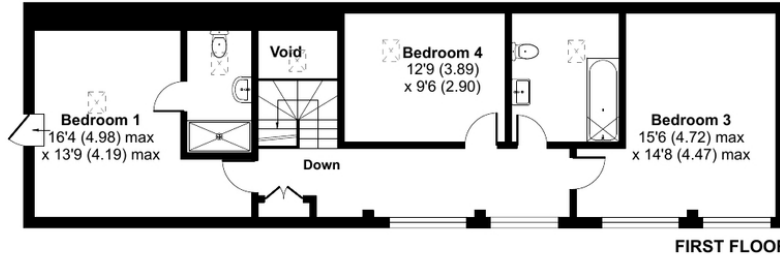
Kingston Lane, Othery, TA7

Approximate Area = 2219 sq ft / 206.1 sq m (exclude void)

Garage = 222 sq ft / 20.6 sq m

Total = 2441 sq ft / 226.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2023. Produced for Cooper and Tanner. REF: 1068127

STREET OFFICE

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AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

