

Church Lane

East Lydford, TA11 7HD

COOPER
AND
TANNER



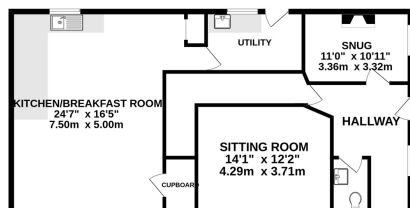
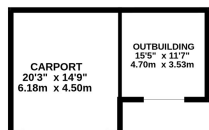
£580,000 Freehold

🛏 5 🛋 2 🚿 3 EPC F

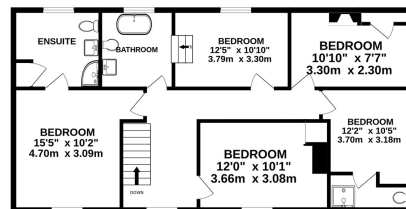
Description

Home farm has been in the ownership of the same family for over 75 years. During their tenure, the owners have modernised the property whilst maintaining its original charm. The property does require further modernisation, but provides the buyer with an opportunity to add their own finish. The well proportioned accommodation comprises two reception rooms, a separate utility room, cloakroom (with WC) and an impressive farm house style kitchen. Five bedrooms, two en-suites and an attractive "Jack and Jill" style bathroom are located on the first floor. There is a sizeable rear garden which is partially enclosed by a dwarf stone wall. Parking is plentiful and a detached car port (with adjoining store) provides additional parking.

GROUND FLOOR
1155 sq.ft. (107.3 sq.m.) approx.



1ST FLOOR
906 sq.ft. (84.1 sq.m.) approx.



TOTAL FLOOR AREA : 2060 sq.ft. (191.4 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.
Made with Metropix ©2023



Features

- NO ONWARD CHAIN
- Peaceful setting, along a country lane
- Flagstone floors and wood burner
- Impressive, Farm House style kitchen
- Detached CAR PORT with adjoining store
- Partially renovated farm house with extension potential (subject to permissions)
- Rayburn
- AGENTS NOTE - Cooper and Tanner would like to advise prospective purchasers that a Cooper and Tanner staff member owns this property.
- Freehold - Council Tax Band E
- Attached To Neighbouring Property At The Rear

Local Information

- Council Tax Band E
- Tenure Freehold
- EPC Rating E

CASTLE CARY OFFICE

Telephone 01963 350327

Fore Street, Castle Cary, Somerset BA7 7BG

castlecary@cooperandtanner.co.uk

**COOPER
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.

