



Court Ash, Church Lane, East Lydford, Somerset, TA11 7HD

OIRO £650,000 Freehold

COOPER
AND
TANNER



Court Ash, Church Lane, East Lydford Somerton, Somerset, TA11 7HD

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Offers in the region of £650,000 Freehold

Description

A well-proportioned detached bungalow, set in a generous plot approaching half an acre, pleasantly situated within the popular village of East Lydford. Requiring some updating, the property includes four bedrooms, a spacious reception room, a kitchen/dining room, a garage, ample driveway parking and superb gardens. Available to purchase with no onward chain.

Accommodation:

A door to the front of the property opens into an entrance hall, which leads through to an excellent size sitting room. This comfortable dual-aspect room incorporates a stone fireplace with an inset wood burning stove and gives access into the kitchen, and the bedrooms, located at the rear of the bungalow.

There are four bedrooms in total, all of which are entered via an inner hallway which has built-in storage. The spacious Master bedroom includes two sets of built-in double wardrobes. The second bedroom also has built-in wardrobes and bedroom three is fitted with a single shower cubicle to one corner, plus a vanity wash hand basin. The fourth bedroom then has an external door to the southern side of the property, and would make an ideal study/home office, if desired. Completing this section of the property is the bathroom, which would benefit from modernisation, however is well-appointed with a further large storage cupboard. The kitchen is fitted with a range of matching floor and wall units and includes an oil-fired AGA, an integrated eye-level electric oven, a hob and plumbing for a freestanding dishwasher. Also dual-aspect, with the rear window looking out across the rear garden, the

kitchen/dining room offers plenty of space for a table and chairs and additional soft furnishings. A door then continues through to a useful utility room with plumbing for a washing machine, a Belfast sink unit and a separate WC, plus a good size boot room, with a further external door to the front and space for a freezer. From the utility room, a door opens into the integral garage, which is longer than an average single and is fitted with an electric roller door. At the back of the garage, an external door leads out to the rear garden.

Outside

The property is accessed via a pillared and gated driveway form Church Lane, which provides ample off road parking and leads to the aforementioned garage. Beside the garage, there is a tandem car port, which provides additional parking if required. Being set back from the roadside, there is a generous area of garden to the front of the bungalow, which is mainly laid to lawn and enclosed by established hedging and borders. Also located at the front of the property is a useful outbuilding with two sections providing garden storage, as shown on the floorplan, which was formerly a dairy. The rear garden is a superb size, with the majority also laid to lawn, with sections of patio and stone chippings, ideal for outdoor seating and entertaining. Incorporated within the garden is a large outbuilding to one side, accessed from the garden itself and the car port, via double doors. The outbuilding was previously used as a workshop and offers excellent storage, with a separate garden store at one end. The garden has a pleasant outlook beyond, and is ideal for families, or green-fingered purchasers.









Location

East Lydford is a sought-after village between Castle Cary, Glastonbury, and Somerton, conveniently close to major transport links. Local amenities include an excellent pub with restaurant (Cross Keys Inn), a fuel station with attached convenience store, and primary schools at nearby Keinton Mandeville, Lovington and Castle Cary.

Nearby Castle Cary is an attractive and bustling market town of glowing golden stone. It is a haven of historic buildings, independent shops and boutiques and picture-perfect surrounding countryside. Dating back to 1855, The Market House remains the focal point of the town, hosting a weekly market as well as regular events. The town is home to many independent businesses including shops and art galleries. Amenities include a nursery, a primary and a secondary school, a health centre, a dental practice, a library, a Post Office, a deli, various grocery stores, greengroceries, newsagents, chemists, pubs and tea shops. There are large supermarkets only a 15-minute drive away in the towns of Wincanton and Shepton Mallet. The newly opened 'The Newt in Somerset' is just a short drive away along with the fashionable town of Bruton, home to Hauser & Wirth Somerset,

a pioneering world-class art gallery. The mainline railway situated on the edge of Castle Cary makes this a great location for commuters (Paddington c. 90 mins) and the A303 is also within easy reach.

Directions

From Castle Cary proceed on the B3153 towards Lydford-on-Fosse, passing through the villages of Alford and Lovington. Upon entering East Lydford, turn right into Church Lane and the property can be found along on the right hand side.



Local Information East Lydford

Local Council: Somerset Council

Council Tax Band: Band E

Heating: Oil-fired central heating

Services: Mains electricity and water are connected. Private drainage.

Tenure: Freehold



Motorway Links

- M5/M4
- A303/M3



Train Links

- Castle Cary & Bruton
- Yeovil and Templecombe



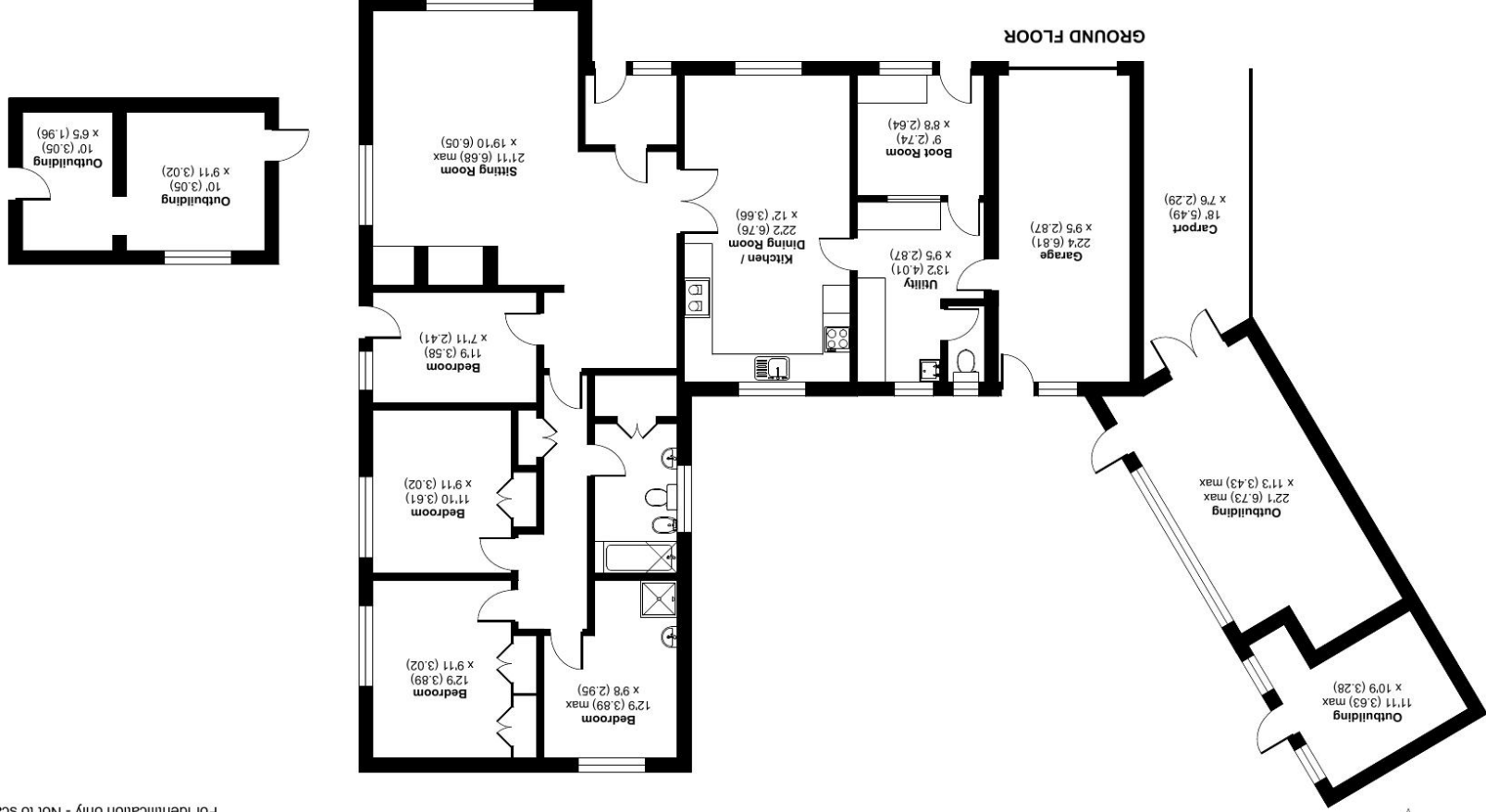
Nearest Schools

- Keinton Mandeville & Lovington Primary Schools
- Ansford and Street (Secondary)

Church Lane, TA11

Approximate Area = 1645 sq ft / 152.8 sq m
 Garage = 210 sq ft / 19.5 sq m
 Outbuildings = 532 sq ft / 49.4 sq m
 Total = 2387 sq ft / 221.7 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). © nichcom 2023. Produced for Cooper and Tanner. REF: 987963

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