

Church Lane

East Lydford, TA11 7HD

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£495,000 Freehold

A detached three bedroom bungalow set within gardens and grounds of approximately a 1/3 of an acre with garaging, workshops, mature gardens and ample driveway parking. The property has future potential for expansions, subject to the necessary planning permissions being sought.

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DESCRIPTION

A detached three bedroom bungalow set within gardens and grounds of approximately a 1/3 of an acre with garaging, workshops, mature gardens and ample driveway parking. The property has future potential for expansions, subject to the necessary planning permissions being sought. In brief the accommodation comprises entrance porch leading into the hallway, dual aspect sitting room with feature fireplace and patio doors leading out onto the garden, kitchen with a range of fitted wall and base units, dining area, large conservatory, three bedrooms (two double and one single) and a shower room. Internal viewing comes highly recommended to fully appreciate what this property has to offer.

OUTSIDE

To the front of the property there is a driveway providing parking for several vehicles which in turn leads to the single garage. There are lawned gardens to the front with well stocked flowerbeds and borders. To the right hand side of the property there is access to the rear garden. The gardens to the rear are of a good size and predominantly laid to lawn with a wide selection of mature trees, plants and shrubs and there is a small orchard with plenty of fruit trees. In addition to the garden there are a couple of useful outbuildings/workshops, having power and light.

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. A broader range of everyday amenities can be found in both Castle Cary and Somerton. The City of Wells and the towns of Glastonbury, Street, Taunton, Yeovil and Sherborne are within easy reach and offer a wide variety of shopping, leisure, and healthcare facilities. The A37 is easily accessible from the village, facilitating road travel to Bristol and Bath to the north and joining the nearby A303 to the south. The M5 motorway can be joined at Taunton. Castle Cary mainline train station is 10 minutes away offering regular services to London/Paddington, Bristol, Bath and Exeter. Several highly regarded independent schools are close by: Millfield is 15 minutes away, and Kings Bruton, Hazlegrove and Sherborne are all within easy reach.

COUNCIL TAX BAND

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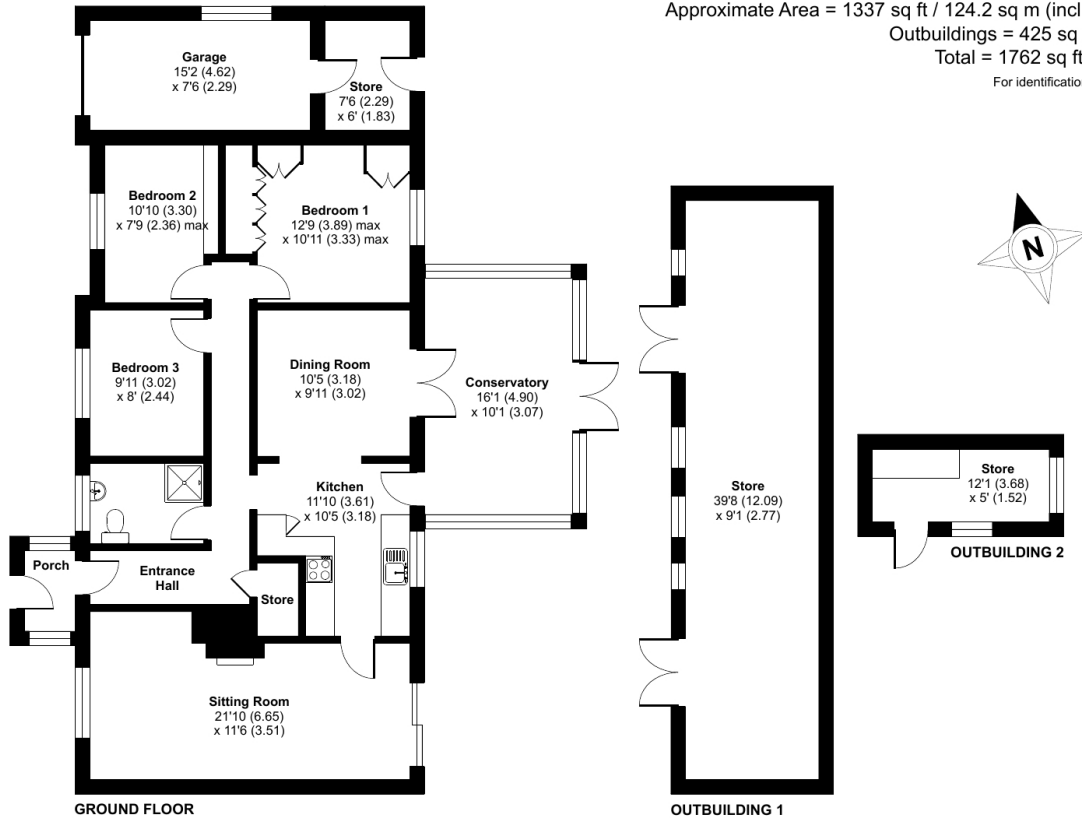
Glen Orchard, Church Lane, East Lydford, Somerton, TA11

Approximate Area = 1337 sq ft / 124.2 sq m (includes garage)

Outbuildings = 425 sq ft / 39.4 sq m

Total = 1762 sq ft / 163.6 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). © nitchecom 2023. Produced for Cooper and Tanner. REF: 1010701

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