



Hall Cottage, Church Lane, East Lydford, Somerset, TA11 7DR £400,000 Freehold

COOPER  
AND  
TANNER







# Hall Cottage, Church Lane, East Lydford Somerton, Somerset, TA11 7DR

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Guide Price £400,000 Freehold

## Description

An attractive and well-proportioned four bedroom detached house, requiring some modernisation and improvement, available with no onward chain. The property benefits from two spacious reception rooms, a study, driveway parking, a larger-than-average garage and a delightful plot measuring approx. a third of an acre.

## Accommodation:

The property is entered via an entrance porch, with inner door opening into the dining room. An impressive reception room which retains some beautiful period features, the dining room includes an exposed brick wall, a flagstone floor, a beamed ceiling, an enclosed staircase and a superb wood burning stove. Adjoining to one side, is the main sitting room, which is dual-aspect and incorporates a large inglenook fireplace with an open fire. To the other side of the dining room is a separate study and in turn this conveniently leads through to the integral garage via an inner door.

To the rear of the property, there is a good size kitchen/breakfast room, fitted with a range of matching wooden fronted floor and wall units. The kitchen offers space for a table and chairs, and room for freestanding white goods. With two double glazed windows (continued throughout) overlooking the wonderful garden, the kitchen also includes a built-in cupboard and the boiler for the oil-fired central heating. Also located on the ground floor is a useful utility room with

a built-in cupboard and plumbing for a washing machine. From here, there is a door into a modern shower room, fitted with a white suite comprising a double shower cubicle, a low level WC and a vanity wash hand basin. On the first floor, a generous landing area is split into two parts and gives access to four bedrooms (all of which have fitted wardrobes) and the family bathroom. The Master bedroom is located above the sitting room and is also dual-aspect. The second bedroom is another comfortable double and is located at the opposite end of the property, enjoying a beautiful rural view. In need of updating, the family bathroom comprises a panelled bath with a shower over, a low level WC and a vanity wash hand basin.

## Outside

The property occupies a superb plot measuring approx. a third of an acre, with well-tended surrounding gardens. Enjoying a good amount of privacy with some established borders, the garden is predominantly laid to lawn, with sections of mature shrubs, trees and planting - there is also a well set within the grounds. Ideal for a family or a green-fingered purchaser, the gardens, as well as the semi-rural location neighbouring farmland, are certainly main selling points of this lovely period home. Situated on a no-through road, there is ample driveway parking and the garage. Measuring 16'2" x 15'6", the garage is fitted with an electric roller door, light, power points and has a window to the front of the property.

















## 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.

## 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 continue to the end of the road, continuing straight ahead (where the road bends around to the left into West Lane) into the no-through road. Hall Cottage is on the left hand side, as indicated by our 'For Sale' board.



### Local Information East Lydford

**Local Council:** Mendip District Council

**Council Tax Band:** Band F

**Heating:** Oil-fired central heating

**Services:** Mains electricity, water and drainage are all connected.

**Tenure:** Freehold



### Motorway Links

- M5/M4
- A303/M3



### Train Links

- Castle Cary & Bruton
- Yeovil and Templecombe



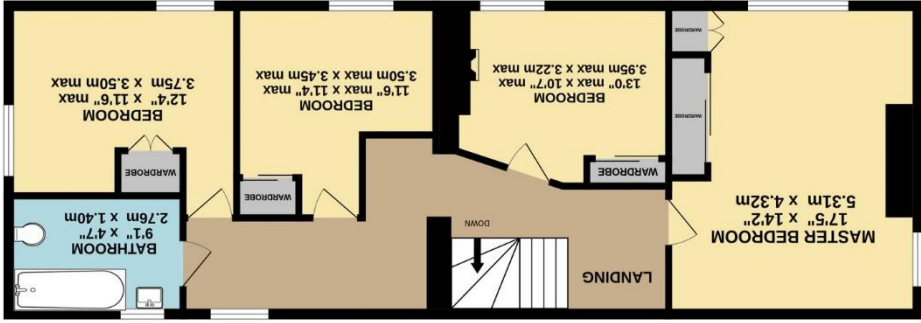
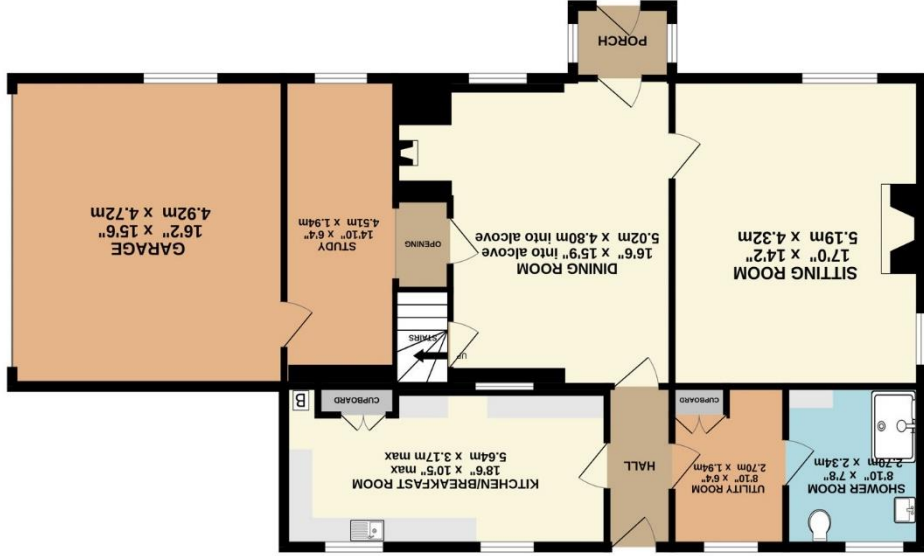
### Nearest Schools

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

**CASTLE CARY OFFICE**  
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EAST LYDFORD

TOTAL FLOOR AREA : 2035 sq.ft. (189.0 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.

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