

Main Road

Middlezoy, TA7 0NJ

COOPER
AND
TANNER



Asking Price Of £499,950 Freehold

An absolutely charming late 17th century cottage bursting with character, yet offering deceptively spacious and tastefully modernised accommodation throughout. c.1/3 acre plot with ample parking and a range of outbuildings including a double garage, studio and selection of timber stores.

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ACCOMMODATION:

The property can be entered through the formal front entrance or via the boot room/utility at the rear of the property, providing a practical arrangement for busy families or after country walks. Ground floor living spaces comprise a welcoming central hallway with the two main reception rooms either side, the kitchen/diner and utility room at the rear, and an office providing a quiet spot to work from home or study. Two generous cupboards also provide useful storage options. The spacious living room boasts a number of character features including exposed beams, a window seat and a traditional fireplace with wood burning stove, whilst the formal dining room caters superbly for entertaining or family meals in front of the inglenook fireplace. The kitchen/diner offers a naturally bright space for informal dining, fitted with a comprehensive range of bespoke fitted wall and base units, oak doors, granite worktops and an undermounted sink. Integral appliances include an eye level electric oven, ceramic hob, fridge, washing machine and oil fired Rayburn. A separate utility/boot room is fitted with additional cabinetry as well as space for appliances. The downstairs is also served by a shower room with WC and wash basin over vanity and a modern shower cubicle.

On the first floor you'll find three double bedrooms, with the principal bed being particularly spacious and benefiting from dual aspect windows and fitted wardrobes. The generous landing area also features a large airing cupboard providing additional storage space. Completing the internal accommodation is the superbly appointed family bathroom, comprising a modern three piece suite and range of stylish vanity units.

OUTSIDE:

This beautifully crafted garden has been landscaped and cultivated with great care and attention over our client's 40 year ownership, now providing a wide variety of areas to suit a range of interests. Keen gardeners are well catered for with a selection of raised vegetable beds, a high quality 'Elite' greenhouse and a fabulous array of borders well stocked with established

seasonal flowers and shrubs. Well maintained lawns provide plenty of space for children and pets to roam, and a range of mature fruit trees offer a variety of species and produce. The summerhouse at the top of the garden adds a lovely secluded spot to sit and admire the plot from an elevated position, as well as soaking up any sunshine throughout the majority of the day. A wide range of outbuildings covers all manner of uses from a log store to a potting shed, workshop and substantial studio offering fabulous hobby space, a games room or potential for further conversion subject to relevant consent. The large gated driveway at the side of the property, caters for growing families and guests, with a detached double garage offering additional parking or storage as required. The plot including property and outbuildings, totals just under 1/3 acre and must be viewed to be fully appreciated.

SERVICES:

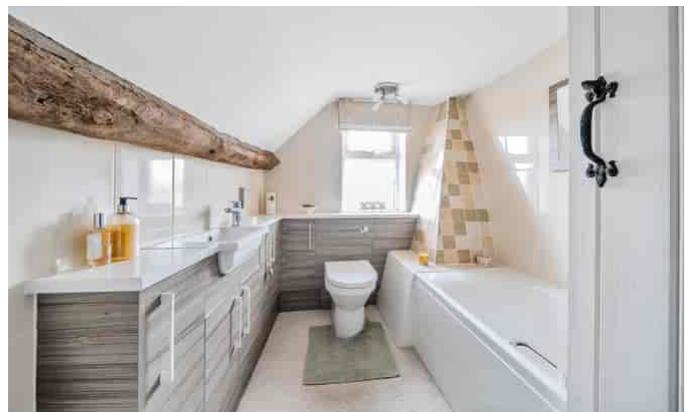
Mains electric, water and drainage are connected, and oil-fired central heating is installed. The property is currently banded E for council tax, within Somerset Council. The Ofcom checker states that mobile coverage is available with O2, and that Ultrafast broadband is available in the area.

LOCATION:

The village of Middlezoy is ideally situated for exploring the Somerset Levels, and has a church, Post Office/shop, village hall, primary school, pub and popular Spa and restaurant at the Windmill Retreat. The village is approximately 7 miles to the east of Bridgwater and 14 miles from central Taunton, with both towns offering a wider range of amenities and mainline train stations.

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).





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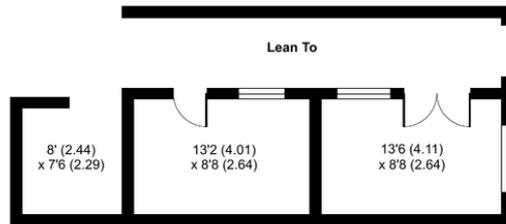
Approximate Area = 1700 sq ft / 157.9 sq m (excludes lean to)

Garage = 267 sq ft / 24.8 sq m

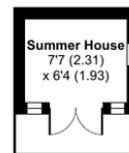
Outbuildings = 656 sq ft / 60.9 sq m

Total = 2623 sq ft / 243.6 sq m

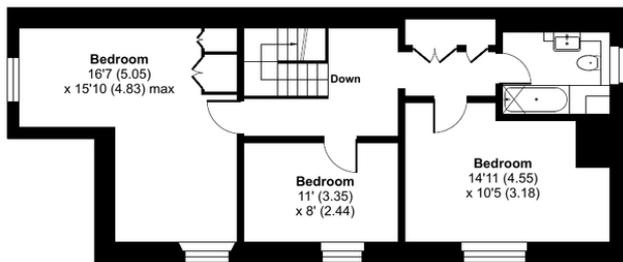
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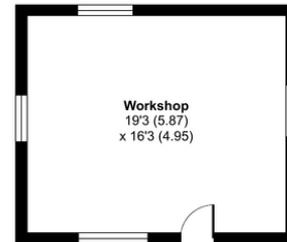
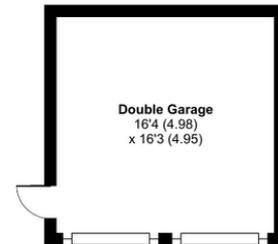
OUTBUILDING 2 / 3 / 4



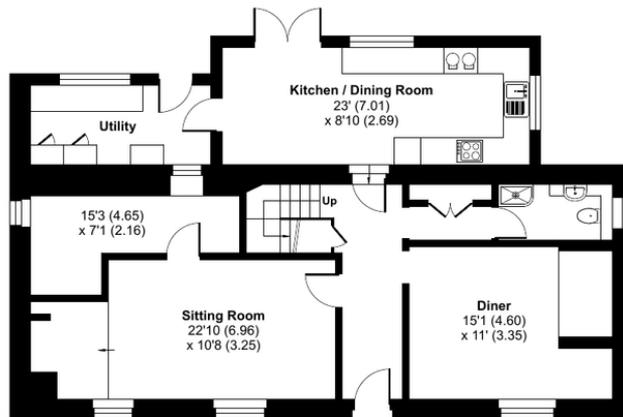
OUTBUILDING 5



FIRST FLOOR



OUTBUILDING 1



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Cooper and Tanner. REF: 1088577

STREET OFFICE

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