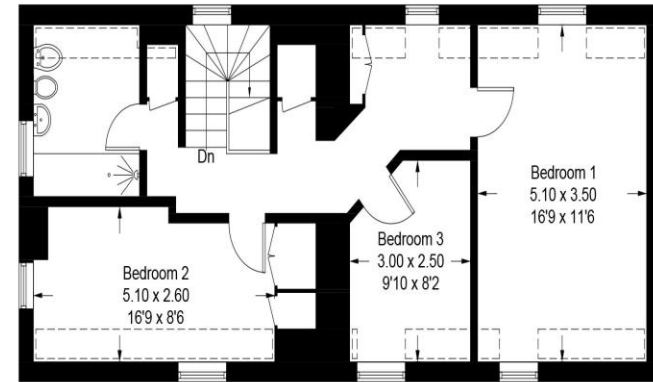
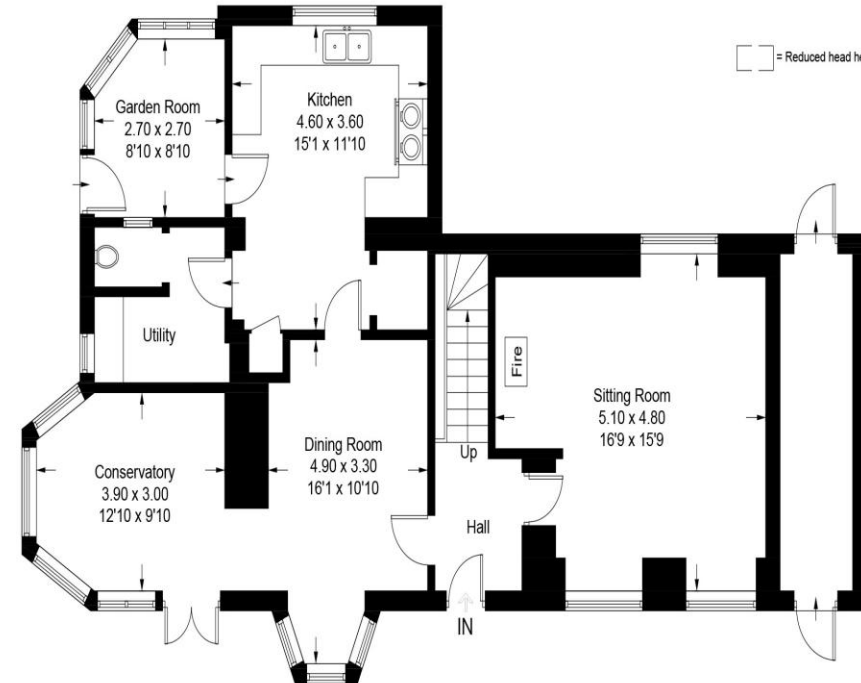




Property Location

The village of Hardington Moor is located to the west of the bustling market town of Yeovil, nestled in a valley with the stunning rolling South Somerset countryside in all directions.

The village benefits from a post office / village shop plus an award-winning pub, and a busy list of local social events including the annual Hardington Street Fayre.



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1143300)



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / Laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Moor Lane, Hardington Moor

Asking Price Of £520,000



Moor Lane Hardington Moor BA22 9NW

Key features:

- Period Thatched Cottage
- Pretty Gardens
- Oil Fired Central Heating
- Inglenook Fireplace
- Two Reception Rooms
- Conservatory
- Utility Room and Cloakroom
- Three Double Bedrooms



Why you'll like it

If you are looking for a perfect 'chocolate box' thatched cottage in a highly desirable village then look no further!
 'Brookmead' is an exquisite, Grade II listed semi-detached cottage dating from the late 1500s / early 1600s.
 With period features aplenty including inglenook fireplace and open beams, this unique property also benefits from beautiful cottage gardens plus a detached double garage and driveway parking for 6 cars.
 It is located on a 'no through road' with the village post office and gastro-pub just a couple of minutes' walk away.

ENTRANCE HALL The wooden front door opens into a central reception hall with stairs rising to the first floor ahead, and doors leading to the sitting and dining rooms.
 Blue carpet and neutral decor. Radiator.

SITTING ROOM 16' 8" x 15' 8" (5.1m x 4.8m) An extremely impressive room with its large inglenook fireplace, currently with an LPG stove installed, and dual aspect windows to the front and rear with the front windows benefitting from fitted window seats. Open beams overhead complete the cosy period feel, whilst this is a spacious room giving plenty of living space. Blue carpet and neutral decor. Radiator.

DINING ROOM 16' 0" x 10' 9" (4.9m x 3.3m) Second reception room with archways into the kitchen to the rear and large conservatory to the side.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	43 E	
21-38	F		
1-20	G		



Attractive bay window to the front. Blue carpet and neutral decor. Radiator.

CONSERVATORY 12' 9" x 9' 10" (3.9m x 3m) Spacious wooden framed double-glazed conservatory with French doors opening to the front garden.
 Tiled flooring low wooden-topped sills. Radiator.

KITCHEN 15' 1" x 11' 9" (4.6m x 3.6m) The epitome of 'country-kitchen' style, this beautiful room is styled with wooden beams overhead, shaker-style kitchen storage and attractive earthen-coloured painted walls.
 The sage green units match perfectly with the wood-effect laminate work-surface and vinyl tile flooring.
 There is a 6-month old electric Aga with both standard and induction hot plates, and an integrated dishwasher beneath the ceramic sink.
 A window opens to the rear garden with a beautiful 'perfect' view whilst doing the washing up!
 Doors open into the rear garden room and utility area/cloakroom.
 Cupboard housing the oil central heating boiler.

UTILITY ROOM/ CLOAKROOM Split into two areas with WC to one side and utility area to the other, this room provides valuable space for both storage and practical utility.
 The WC is attractive decorated with floral wallpaper whilst the flooring of the kitchen continues.
 The utility room provides additional storage cupboards plus appliance spaces for both washing machine and tumble dryer.

GARDEN ROOM 8' 10" x 8' 10" (2.7m x 2.7m) The house is entered to the rear via the garden room which is of conservatory-style, wood-framed construction.
 There is a tiled floor and shelves, with the space a perfect 'boot room' for family living.

STAIRS AND LANDING The carpeted stairs rise centrally to the first floor landing which has several levels / areas along the length of the property.
 There are 2 windows to the rear ensuring the landing area is bright and airy, whilst there are 3 separate built in storage cupboards ideal for linen etc.
 Two radiators and two loft hatches.

BEDROOM ONE 16' 8" x 11' 5" (5.1m x 3.5m) Good sized double bedroom with dual aspect windows to the front and rear.
 Floral wallpaper and pink carpet with attractive over-head beams. Two radiators.

BEDROOM TWO 16' 8" x 8' 6" (5.1m x 2.6m) Double bedroom with dual aspect window to the side and front.
 Green carpet and pale blue textured walls. Built in storage cupboards and radiator.

BEDROOM THREE 9' 10" x 8' 2" (3m x 2.5m) Double bedroom with front aspect double glazed window.
 Grey carpet and cream patterned wallpaper. Radiator.



BATHROOM Family bathroom with white suite of WC, pedestal basin, bidet and bath with shower above. White tiling and vinyl flooring. Electric heated towel rail and window to the side.



OUTSIDE The property is approached via the driveway which has plenty of space for multiple cars.
 There is a double detached garage, behind which the oil tank is located.
 The gardens surround the house on 3-sides and are beautifully laid out with mature planting in borders and trees.
 Patio is laid to the front, side and rear, with seating positions to make the most of the sunshine - the front of the house faces directly south with the setting sun facing the conservatory end of the house.
 There is a convenient and useful passageway from the front of the cottage on the attached end that runs through to the rear, and is currently used by the owners as great storage space.

