



£350,000

At a glance...



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**holland
& odam**

Livesey Cottage
High Street
Keinton Mandeville
Somerset
TA11 6DZ

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From Somerton Market Place, follow Broad Street and at the mini roundabout turn right onto Horse Mill Lane. Continue down the hill and turn left at the T Junction onto B3151 and first right onto B3153 towards Keinton Mandeville. Follow the road for approximately 5 miles and you will eventually enter the village. The property can be found on your left hand side, shortly after passing The Quarry Inn.

Services

Mains electricity, water and drainage are connected. Oil fired central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Keinton Mandeville is a popular village set amidst gently rolling countryside, 5 miles east of Somerton. The village provides a pub The Quarry Inn, well regarded primary school, play park, village stores, church and active village hall where there is also a day surgery. The renowned Millfield Senior School on the outskirts of Street is 5 miles. The village is well placed for commuters being just one mile from the A37 and 5.5 miles from the A303 at Podimore. The nearest rail link to London Paddington is at Castle Cary, 6 miles.

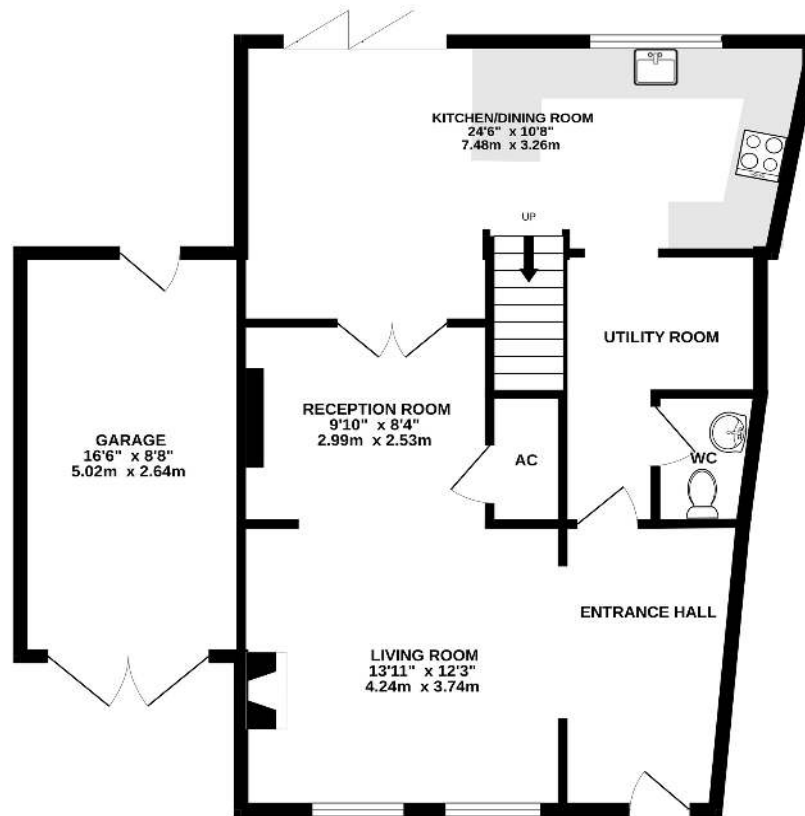
Insight

This natural stone semi-detached cottage in Keinton Mandeville is the perfect blend of traditional and contemporary living and for those seeking further living space, it has the potential to extend. Over the years this cottage has undergone thoughtful modern improvements to enhance its functionality, while still maintaining its cosy ambiance. Boasting character and charm throughout and offering practical open plan accommodation comprising; entrance hall with utility area and WC, living room featuring a fireplace with inset wood burning stove, snug, large kitchen diner, three double bedrooms and a family bathroom. Benefiting from a beautiful enclosed rear garden and a walled courtyard to the front, the property is complete with an attached garage and driveway.

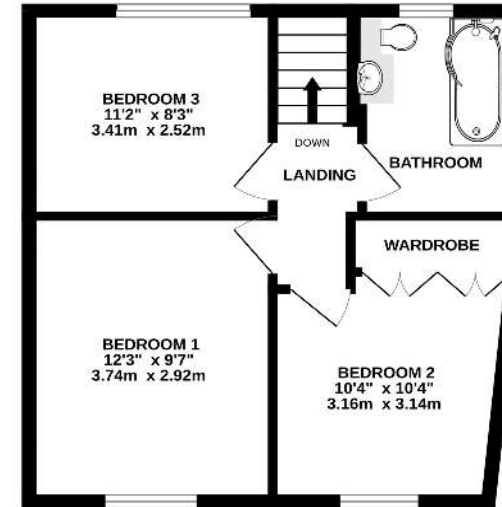
- The spacious entrance hall effortlessly connects the accommodation, offering convenient cloakroom space, leading to a downstairs WC and utility area with storage and plumbing for washing machine
- Opening into the living room which features a fireplace with inset wood burning stove, double aspect windows and steps down into attached snug, offering additional versatile living space
- The kitchen diner is the heart of his home and combines traditional and contemporary finishes with a shaker style kitchen, oak worktops and complete with integrated appliances and breakfast bar. For those who love to entertain, the kitchen diner has ample space and a well thought out design catering to both culinary enthusiasts and social gatherings. Bi-folding doors lead out onto the large sun terrace ideal for alfresco entertaining with this extended space flowing from indoors to out
- Stairs rise to the first floor landing giving access to a family bathroom and three double bedrooms with fitted wardrobes to the master
- The rear garden is private and fully enclosed with a large sun terrace, lawn and a charming decked seating area with a pergola and further benefits from a generous storage shed. The front courtyard is low maintenance and enclosed by a low natural wall and there is access to a garage and driveway parking



GROUND FLOOR
819 sq.ft. (76.1 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 1290sq.ft. (119.8 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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