



7, Church Close



STAGS

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West Chinnock, Crewkerne, Somerset TA18 7PZ

Ham Hill Country Park 2.5 miles. Crewkerne 3.5 miles.
Crewkerne railway station 4.4 miles. Yeovil 7 miles. A303 3 miles

A delightfully updated attractive Grade II Listed cottage in a terrace of charming old Almshouses, 2 double bedrooms, modern kitchen & shower room, sitting room with woodburning stove, potting shed and cottage gardens. No Onward Chain. EPC Band E

- Central village location
- Updated Kitchen & Shower Room
- South facing cottage gardens
- Full of character & charm
- Council Tax Band C
- Sitting Room with Woodburning stove
- 2 Double Bedrooms
- Useful stone potting shed
- Freehold

Guide Price £185,000

SITUATION

7 Church Close is beautifully positioned beside the church in the heart of West Chinnock, forming part of a charming row of historic almshouses that serve as a notable village landmark. The village itself enjoys a strong and active community, with amenities including a primary school, traditional pub, and village hall. West Chinnock is conveniently located within easy reach of both Crewkerne and Yeovil, each offering mainline railway stations with services to London Waterloo, along with a range of everyday amenities, schooling, and leisure facilities. Surrounded by picturesque countryside, the area offers numerous footpaths directly from the village, ideal for walking and exploring, as well as easy access to the nearby Ham Hill Country Park.

DESCRIPTION

This attractive Hamstone terraced cottage with slate roof is one of nine original almshouses with beautiful period features including arched lattice windows, original ledge & brace doors and a Hamstone fireplace. The property has been updated with a modern kitchen, shower room and is offered to the market in good decorative order. Most of the windows have the benefit of secondary double glazing fitted and in addition to the woodburner there are modern wall mounted electric heaters in all rooms. This pretty cottage would make a wonderful rural retreat with a cottage garden facing South benefitting from an outbuilding providing storage or with alterations could make an outside office or studio (subject to any consents).



ACCOMMODATION

The original part glazed arched front door is recessed under a curved Hamstone Archway and opens into the Sitting Room, there is a matwell and a feature Hamstone fireplace with stone hearth, wooden mantel and woodburning stove providing a wonderful focal point. Low level cupboards flank the fireplace, with a window seat and picture rail. A door leads into the kitchen with a range of modern wall and floor units, sink unit, tiled surrounds and integrated oven, hob and extractor with space and plumbing for a washing machine. There is plenty of room under the stairs for a fridge freezer with a further storage area. There is a kickboard fan heater and a window with deep wooden cill overlooking the churchyard behind. The stairs rise and turn to the first-floor landing with access to the loft and airing cupboard. Bedroom 1 has a picture rail and is South facing overlooking the garden at the front. Bedroom 2 at the rear has original wooden panelled walls, vanity wash hand basin and window seat. The shower room is modern with a large shower cubicle with Mira electric shower, vanity wash hand basin and WC with tiled surrounds, towel rail and wall mounted fan heater.

OUTSIDE

From the village road a wrought iron gate with steps up leads along a shared part cobble stone and paved pathway. You will peel off up a further path shared with no 6 to your front door. The pretty cottage garden faces South and there is a beech hedge along one side providing a division between no 7 & 8. The garden is mainly laid to lawn with a fig tree to the side of the front door with a wrought iron boot scrape and outside tap. A box hedge with mature flower and shrub borders including lavender, roses, spring bulbs, wild strawberries and a productive rhubarb. Over the pathway and in front of the potting shed is a paved area with honeysuckle and a climbing rose with an original cobbled path leading to the shed door. This useful outbuilding is built of stone with a slate roof and has potential as a garden studio or office.

SERVICES

Mains water, drainage and electricity connected with electric heaters throughout and a woodburning stove. There is an immersion heater for hot water.

Mobile coverage : EE, O2, Three and Vodafone (some service may be limited - Ofcom)

Broadband : Standard and Superfast (Ofcom)

Flood Risk Status : Very low risk (Environment agency)

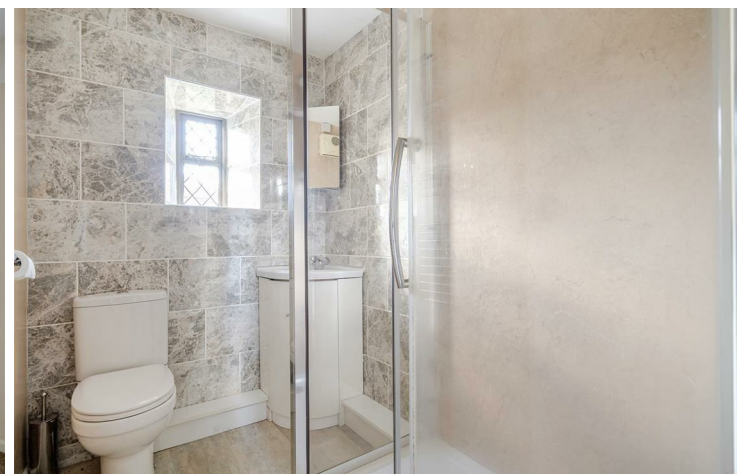
VIEWINGS

Strictly by appointment through the vendors selling agent. Stags, Yeovil office, telephone 01935 475000.

DIRECTIONS

What3words///blacken.points.rabble

Upon entering the village head for the Church in the centre and park on the road outside and walk through the wrought iron gate up the path and no 7 is the 3rd property on the right hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			95
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

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