

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



7 Weymouth Road, Evercreech, BA4 6JB



Found in a set back position within the popular village of Evercreech is this charming stone build cottage, with a large bedroom, open plan living a wonderful private garden.

On entering the home the front door bring you into the open plan living area with ample space for a dining table and chairs, and room for lounge furnishings. There is a fantastic exposed stone fireplace complete with feature timber lintel and burner.

The living room enjoys an impressive amount of light and the room offers Flagstone flooring, ceiling beams and intelligent use of the natural recessed for possible storage.

From the living area a spiralled staircase leads to the first floor and the kitchen is found to the rear.

The kitchen has a bespoke central timber island, Belfast sink with custom copper mixer tap, space for a fridge/freezer and a stunning stain glass window looks onto the garden, with a barn style opening door as access.





The ground floor completes with an attractive fully fitted three piece bathroom suite via a door from the kitchen, and cooking area adjoining the kitchen.

Making your way upstairs, the spiral staircase brings you immediately into the bedrooms which enjoys a feeling of space from the vaulted ceiling. The bedroom is filled with light and has exposed floor boards, built in storage, character ceiling beams and is a very good size room.

Externally to the rear of the home is a pretty and very quiet high stone wall enclosed garden. The garden has a large lawned area with mature planting borders.

Attached to the rear of the cottage into the garden is a large glassed seating canopy allowing the garden to be enjoyed throughout the year.

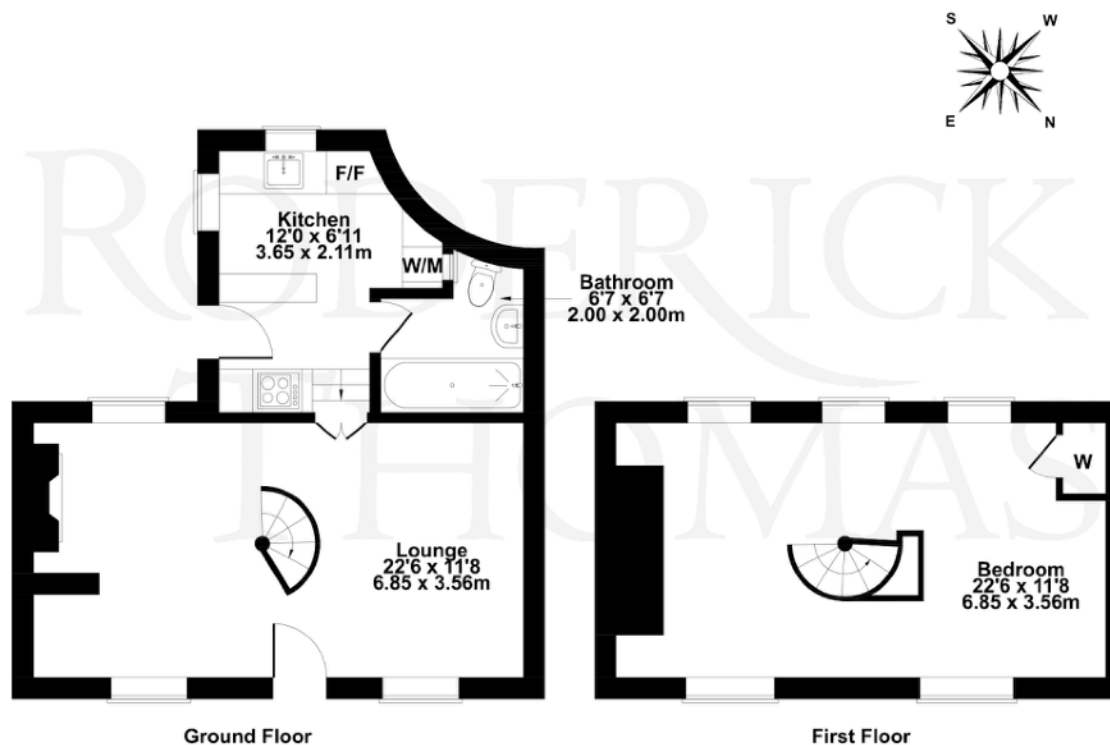




Evercreech is pleasantly situated in beautiful countryside away from but within easy reach of major roads. It is a lively village with a good range of amenities including a fine church, primary school, surgery, pharmacy, pub, store & post office, community art studio, hairdressers and bakery. A wide range of social, sporting and cultural organisations reflects its thriving community spirit. The facilities and attractions of the nearby towns of Bruton, Castle Cary, Wells and Glastonbury including The Newt and Hauser and Wirth Gallery are all within a short drive. All major supermarkets including Waitrose in Wells are easily accessible at Shepton Mallet, Wells and Wincanton.



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Approximately Gross Internal Area
Ground Floor - 409 sq ft - 38 sq m
First Floor - 258 sq ft - 24 sq m
Total - 667 sq ft - 62 sq m

This plan produced for Roderick Thomas and is not to scale and is for illustrative purposes only. Whilst every attempt has been made to ensure the accuracy of the details and measurements depicted there is no guarantee as to their veracity and no responsibility is taken for error, omission or misrepresentation or any of the details shown. Where room dimensions are not square, the measurements depicted are of the maximum length or width of the room and this may be taken into account when estimating the total floor area of the building. With the exception of eaves storage, Approximate Gross Internal Area includes fitted / built in cupboards, hallways and staircases. 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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Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

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