

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



THE SHOP, PEAK LANE, COMPTON DUNDON, SOMERTON, TA11 6NZ







**The Shop,  
Peak Lane, Dundon, Somerton, TA11 6NZ**

*Somerton 3 miles, Street 3 miles, Glastonbury 6 miles, Wells 12 miles, Yeovil 13 miles, Castle Cary 14 miles, A303 6 miles, Bath 29 miles, Bristol 32 miles*

A charming, period cottage, situated within a peaceful and unspoilt hamlet between Somerton and Street.

The property has been fully renovated and sympathetically extended, to provide stylish and comfortable accommodation with plenty of living space.

Accommodation briefly includes three bedrooms and two bathroom, including a master ensuite, as well as a living room, large farmhouse style kitchen and utility room.

Outside, beautifully maintained gardens, driveway parking, garage and shed.

**Description**

A charming and beautifully presented character cottage, centrally positioned within this picturesque village. Having undergone a full program of renovation and being thoughtfully extended, the property now offers a high specification kitchen and stylish bathrooms, complemented by attractive features including solid oak doors throughout and neutral decor. Generous, sunny gardens complete this delightful village home.

**Accommodation**

As with many period cottages, the principal day-to-day access is from the rear, leading into a welcoming lobby which opens directly into a stunning, farmhouse-style open plan kitchen/dining room. This impressive space forms the heart of the home and is ideal for both everyday living and entertaining.

The kitchen is well appointed with shaker-style base and drawer units, solid oak worktops and a double ceramic sink. There is ample space for a large farmhouse table, seating and a sofa, creating a relaxed and sociable atmosphere. Appliances include a Rangemaster cooker, as well as space for a dishwasher and an American-style fridge/freezer. French doors open onto the terrace, seamlessly extending the living space outdoors.

A door from the kitchen leads to a useful utility room with space and plumbing for a washing machine and tumble dryer, and housing the oil-fired boiler.









At the other end of the property, the sitting room is a comfortable and inviting space, featuring an exposed stone and brick fireplace. Additional storage is neatly tucked beneath the staircase.

On the first floor are three double bedrooms and a beautifully fitted family bathroom. The bathroom includes a 'P' shaped bath with shower, vanity unit, WC and a large airing cupboard. The principal bedroom benefits from built-in wardrobes and a stylish ensuite with a roll-top bath and separate shower.

### Outside

To the front of the cottage are attractive shrub and flower beds, retained by natural stone walling and wrought iron gates. A driveway to the side provides ample parking and is accessed via a timber five-bar gate.

The rear gardens are a particular feature of the property, being of an pleasant size and enjoying a sunny, south-westerly aspect. Laid mainly to lawn, they are interspersed with a wide variety of well-tended flowering plants and shrub borders, along with various seating areas. A terrace extends from the rear of the house, accessed from both the kitchen and lobby, providing a wonderful space for outdoor dining and entertaining.

A recently constructed detached garage, attractively clad and supplied with power and lighting, completes the outside space.

### Tenure and Other Points

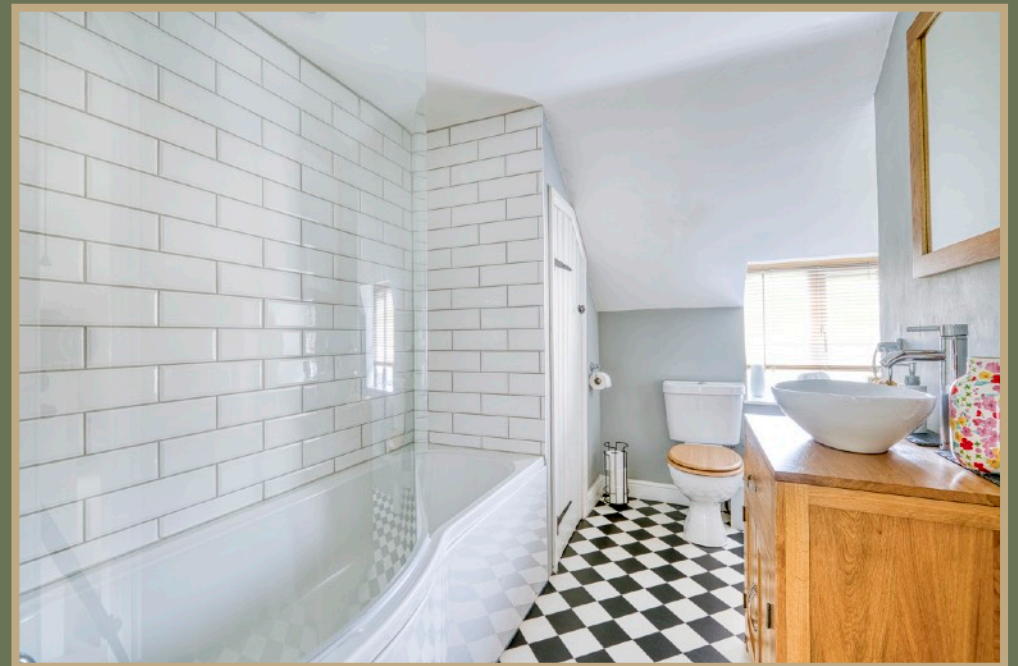
Freehold. Not listed. Mains water, drainage and electricity connected. Oil-fired central heating. Fibre broadband supply. Somerset Council - Council Tax Band C. EPC rating: tbc

### About the Area

*The property is situated in the unspoilt Hamlet of Dundon, near the Parish Church. The neighbouring village of Compton Dundon lies within one mile and is a peaceful and picturesque village surrounded by open countryside, yet within close reach of Somerton, Street, and Glastonbury. The older parts of the village are built in local Blue Lias stone. Compton, Dundon and Littleton share a range of community facilities including the church and cricket pitch in Dundon, village hall and the Castlebrook pub in Compton, and there is easy access to a wide range of schooling, both state and independent, including Millfield, Wells Cathedral, and Huish Episcopi. The village is well-positioned for access to the A303 and Castle Cary station, offering links to London and the West Country.*









***Important Notes***

*Please see all the notes below – particularly the section referring to identity and AML requirements*

**Identity verification & Anti Money Laundering (AML) Requirements**

As Estate Agents we are required by law to undertake Anti Money Laundering (AML) Regulation checks on any purchaser who has an offer accepted on a property. We are required to use a specialist third party service to verify the purchaser(s) identity. The cost of these checks is £60 (inc. VAT) per person. This is payable at the point an offer is accepted and our purchaser information forms completed, prior to issuing Memorandum of Sales to both sellers and buyers and their respective conveyancing solicitors. This is a legal requirement and the charge is non-refundable.

**Property Details**

Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Buyers must rely on information passed between the solicitors with regard to items included in the sale. 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.

All viewings are by appointment with the Agents.

Roderick Thomas, London House, New Street, Somerton TA11 6NU

**P.S. A few extra comments**

Mortgages – we can help.

Bridging loans – We can help.

Moving house is complicated and stressful when a sale and purchase needs to be tied together in terms of finance and timing.

Sometimes we can negotiate an agreement to suit both sellers and buyers.

Sometimes a bridging loan can solve problems and remove stress.

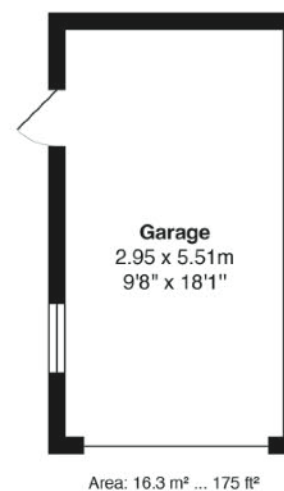
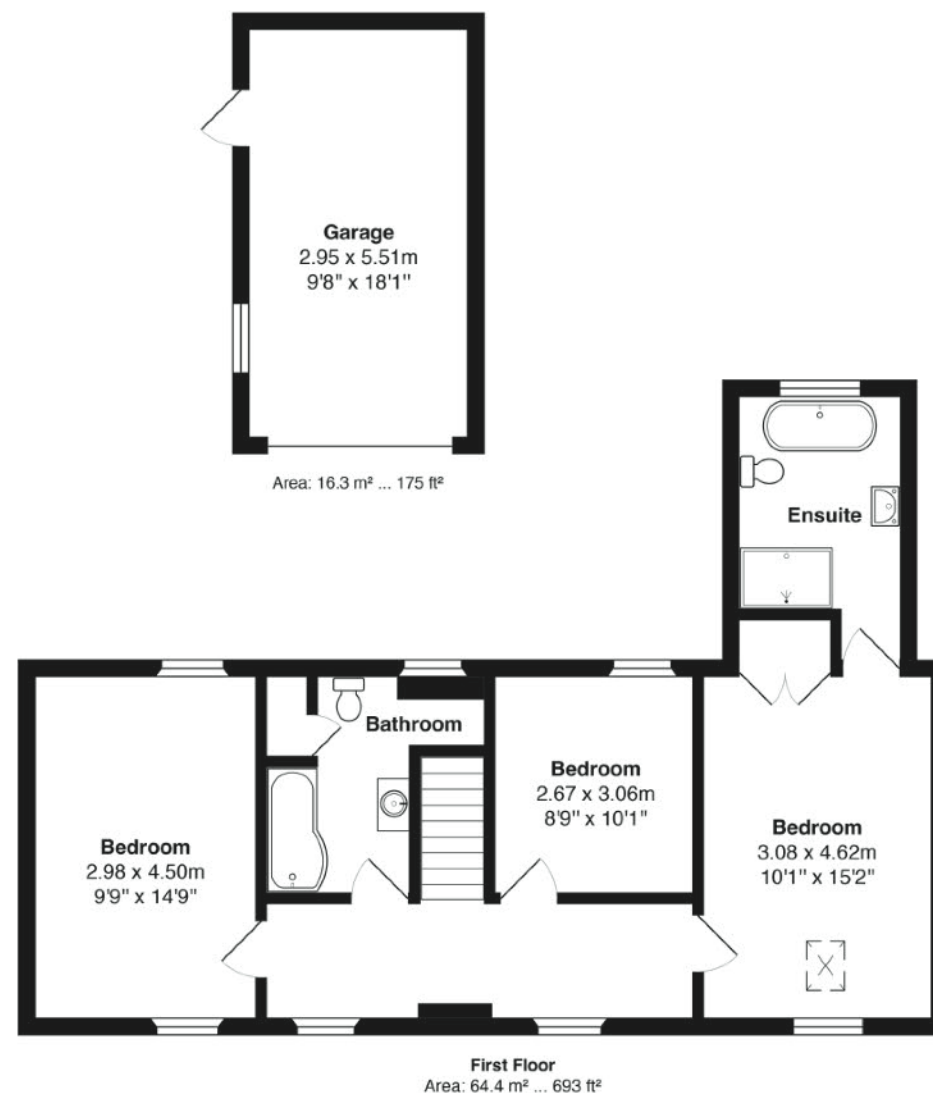
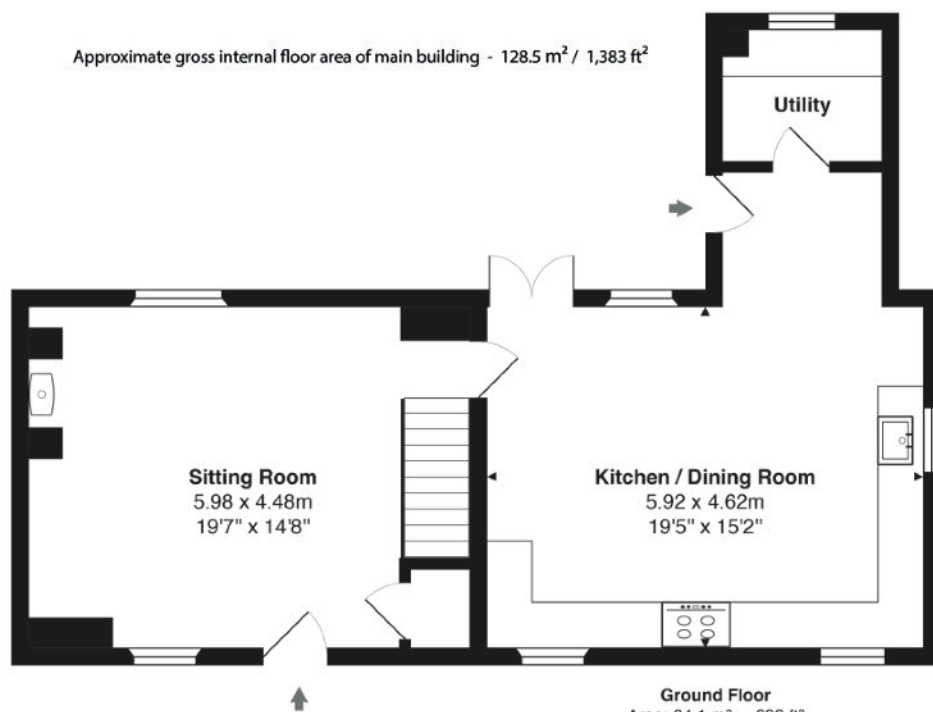
Call us for information on any of these points



# The Shop, Dundon, Somerton



Approximate gross internal floor area of main building - 128.5 m<sup>2</sup> / 1,383 ft<sup>2</sup>



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