



**Market Square, South Petherton, TA13**

**Guide Price: £370,000**

*Freehold*

# Market Square, South Petherton, TA13

Offered with the benefit of no onward chain, we are delighted to bring to the market this centrally located, historic property (formerly part of the Wheatsheaf Pub). A unique property in the very heart of the village with the addition of parking and a studio (which could be used for extra living space, and office, artist's studio or B&B opportunity). This character cottage, built of stone with rendered upper elevations under a tiled roof, has been improved and updated over recent years to include a bespoke kitchen, conservatory and detached studio alongside plenty of character features with stone mullion windows to the front, slate and timber floors.

Of particular note, recent renovations have included new windows (with secondary glazing to front Mullion windows and uPVC double glazed windows to the rest of the property), a new roof to the front section, repointing to the chimney, new consumer unit with full electrical testing. There is a Gas boiler with central heating throughout and new Gas stove in the Sitting Room.

Outside there is a well set out, sunny courtyard garden with views across the village, a parking area for 2 cars and a detached studio.

## Accommodation:

A timber door opens into:

Kitchen/Breakfast Room 16'2" x 11'2" (4.93m x 3.4m). Range of bespoke timber wall units and cupboards and drawers under with newly fitted worksurface over. Deep Belfast sink, wall mounted Gas fired boiler, gas hob, built in oven, tiled splash backs, filter hood. Slate floor, steps with door to staircase rising, deep larder cupboard 6'9" x 4' (2.06m x 1.22m).

Sitting Room 16'2" (4.93m) x 15'7" (4.75m). Timber floor, large mullion window to front aspect, side bay window, living flame Gas stove, newly fitted interior door to

Conservatory 6'9 x 4' (2.06m x 1.22m). Timber floor, door to patio garden.

Shower/Wet Room with Slate tiled floor, tiled walls, hand basin, low level WC, window, shower with mixer taps and folding glass door.

First Floor Landing with timber floor. High level deep storage cupboard, timber stairs with decorative risers.

Bedroom One 14'6" x 13'5" (4.42m x 4.1m). Storage/Airing cupboard with hot water cylinder, hatch to roof space, built in wardrobes, useful eaves storage, two windows offering views of the parish church.

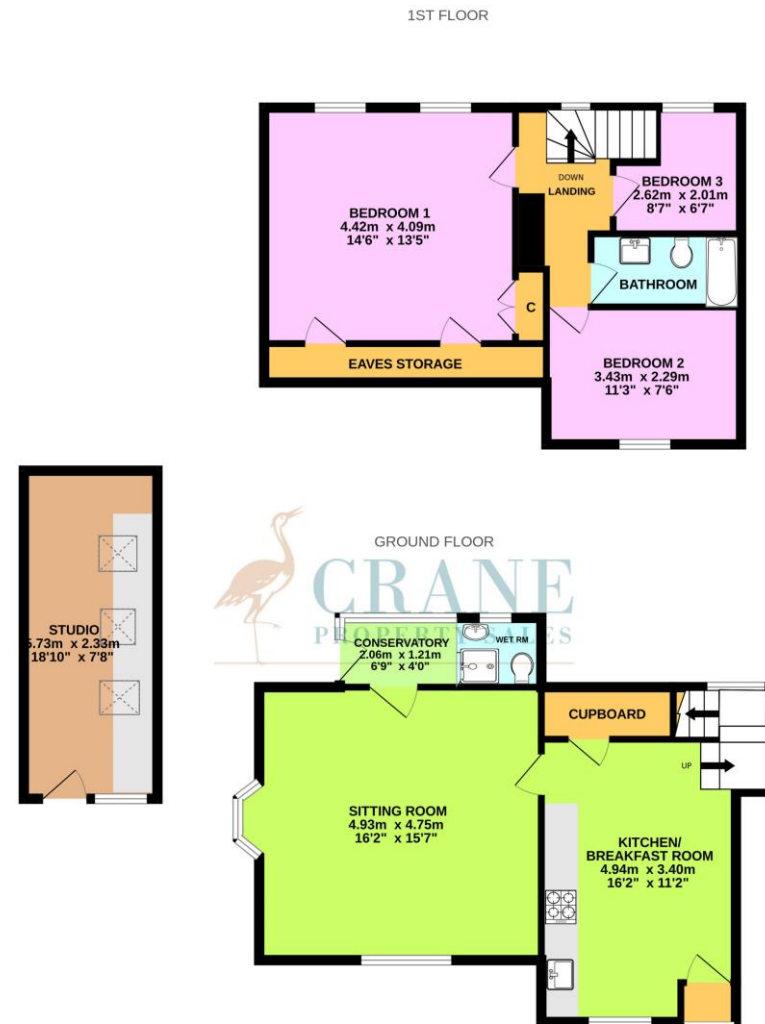
Bedroom Two 11'3" x 7'6" (3.43m x 2.29m). Window with views to the front.

Bedroom Three 8'7" (2.62m) into entrance recess x 6'7" (2m). View of the church, hatch to roof space, bespoke timber built in bed frame.

Bathroom with WC, panelled bath with mixer taps, vanity hand basin, cupboards under, part slate tiled walls.

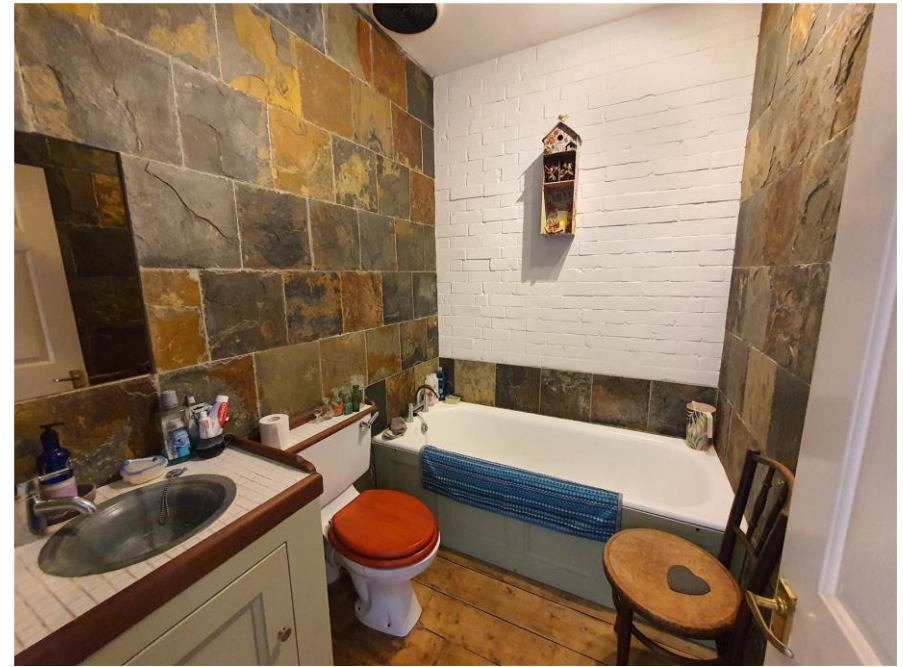
Outside to the rear is a pretty and well laid out courtyard area. Double gates give access to a parking for up to 2 cars. Electric car charging point. Archway to:

Studio 18'10" x 7'8" (5.74m x 2.34m). Work surfaces with space under, roof lights, glazed door and window to the front.



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.  
Made with Metropix ©2024





## Crane Property Sales- South Petherton

34 St James Street  
 South Petherton  
 Somerset  
 TA13 5BW

T: 01460 247800

E: [info@cranepropertysales.co.uk](mailto:info@cranepropertysales.co.uk)

[www.cranepropertysales.co.uk](http://www.cranepropertysales.co.uk)

Crane Property Sales Ltd. Registered in England and Wales - 11961896  
 Registered Office: 34 St James Street, South Petherton, Somerset TA13 5BW

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>60</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.