



**Owl Street, East Lambrook, South Petherton,  
TA13**

**Starting Bids from:  
£155,000**

# Owl Street, East Lambrook, South Petherton, TA13

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £155,000.

Now requiring updating throughout, this is a superb opportunity to put your stamp on this property and create a wonderful family home in this popular village location. Accommodation provides three bedrooms to the first floor with sitting room, kitchen/dining room and bathroom to the ground floor. Gardens to the front and rear with the rear garden being a great size and backing onto privately owned fields. Heating is via an Oil fired boiler and the original Crittle windows are single glazed.

The picturesque residential village of East Lambrook is set in attractive surrounding countryside and contains a number of interesting character properties plus the historic East Lambrook Manor with its extensive gardens, the Rose & Crown Inn/Restaurant and an ancient church. There are excellent facilities at South Petherton within two miles which include a wide range of shops, two schools, churches, chemist, doctor and veterinary surgeries and local bus service to neighbouring towns and villages.

## Accommodation:

Timber part glazed front door opening to small hall with stairs rising.

Sitting Room 15'3 x 9'4 with fireplace and inset wood burning stove. Window to front and archway opening to:

Garden Room 9'4 x 8'10 with windows and glazed French doors to garden plus bespoke interior grill doors

Kitchen/Dining Room 15'3 x 9'4 with window to front, tiled floor, wall and base units with worktop over and breakfast bar, one and a half bowl sink unit, stand alone electric oven and hob. Door to understairs cupboard with shelving, Door to:

Utility Room 8'10 x 5'7 with Oil fired boiler, worktop and part glazed door to garden, loft hatch. Door to:

Bathroom with coloured suite comprising bath, pedestal wash basin, low level WC and shower cubicle with electric shower. Obscure window to rear.

First floor Landing with hatch to loft area and window to rear aspect. Doors to:

Bedroom One 16' x 9'5 with dual aspect windows to front and rear offering far reaching countryside views.

Bedroom Two 13' 7' with window to front aspect, timber floor, stair bulkhead step to fitted cupboard.

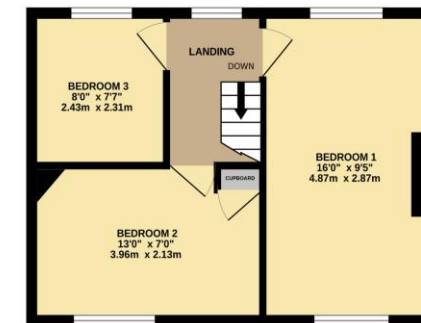
Bedroom Three 9' x 7'7 with fitted cupboard and shelving, window to rear aspect.

Outside, the property is set back from the road with off street parking for two medium size cars, pathway, lawns and mature shrubs to the front. The pathway leads round the side of the property to the good sized rear garden with patio, lawns, mature trees, fruit trees. A feature hedge with archway leads to a further garden area with shed. The garden backs onto a privately owned paddock area.

GROUND FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR  
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA: 851 sq.ft. (79.1 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>82</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	<b>42</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.

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