



**ENGLISH
HOMES**



**East Croft, New Cross Court, South Petherton,
TA13**

Guide Price: £385,000

Freehold

4 New Cross Court, New Cross Hill, South Petherton, TA13

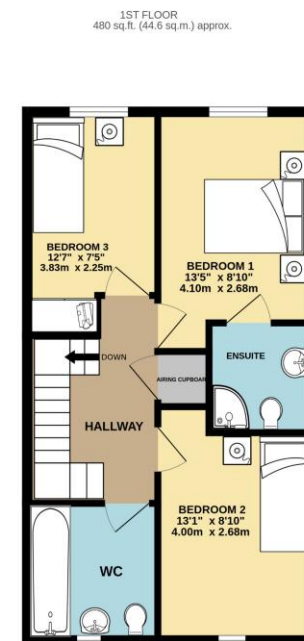
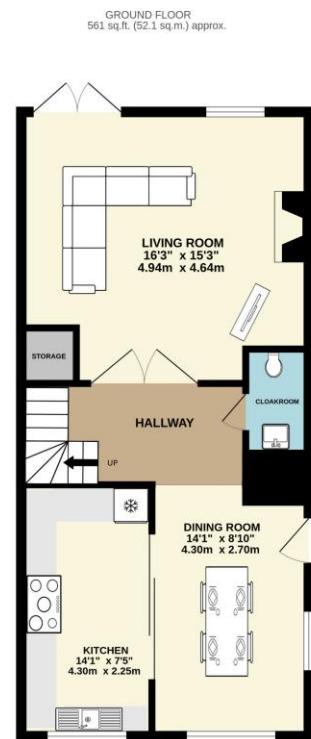
Offered with the benefit of no onward chain, we are delighted to bring to market this superbly presented, Grade II Listed barn conversion with plenty of space and light situated on a small exclusive development. It is in the enviable position of being end of terrace.

Located in a peaceful semi-rural position, yet less than 2.5 miles from the bustling village of South Petherton, East Croft, 4 New Cross Court is a barn conversion built of stone with a tiled roof.

New Cross Court was originally converted in the early 2000s and retains some of the original barn features with vaulted ceilings and some exposed beams. Forming part of the Grade II Listed New Cross Farm, it is approached via a private drive into your allocated parking area. A garden gate from the parking area takes you into the rear of property through the back garden to the side entrance of the property.

In summary the property comprises: Entrance Hall, Sitting Room, Dining Room and downstairs Cloakroom, there is electric underfloor heating in both the Dining Room and the Kitchen. Upstairs there are three double bedrooms, the master bedroom has an ensuite shower room.

To the front of the property is a small area of lawn planted with herbaceous borders. A side gate from the front of the property leads down the side of the house, where there are two wooden storage sheds. At the rear of the property lies the back garden and patio area. The garden, which is laid mainly to lawn, interspersed with herbaceous borders, shrubs and trees, tall hedging on both sides of the garden makes it a very private space. A gate at the far end of garden leads out onto the gravelled Residents Parking area, where there are two allocated parking spaces for the property. Additional visitor parking is available.



TOTAL FLOOR AREA: 1041 sq.ft. (96.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description 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 guidance 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 is given as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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.