



**ENGLISH  
HOMES**



**Coles Lane, South Petherton, TA13**

**Guide Price: £800,000**

*Freehold*

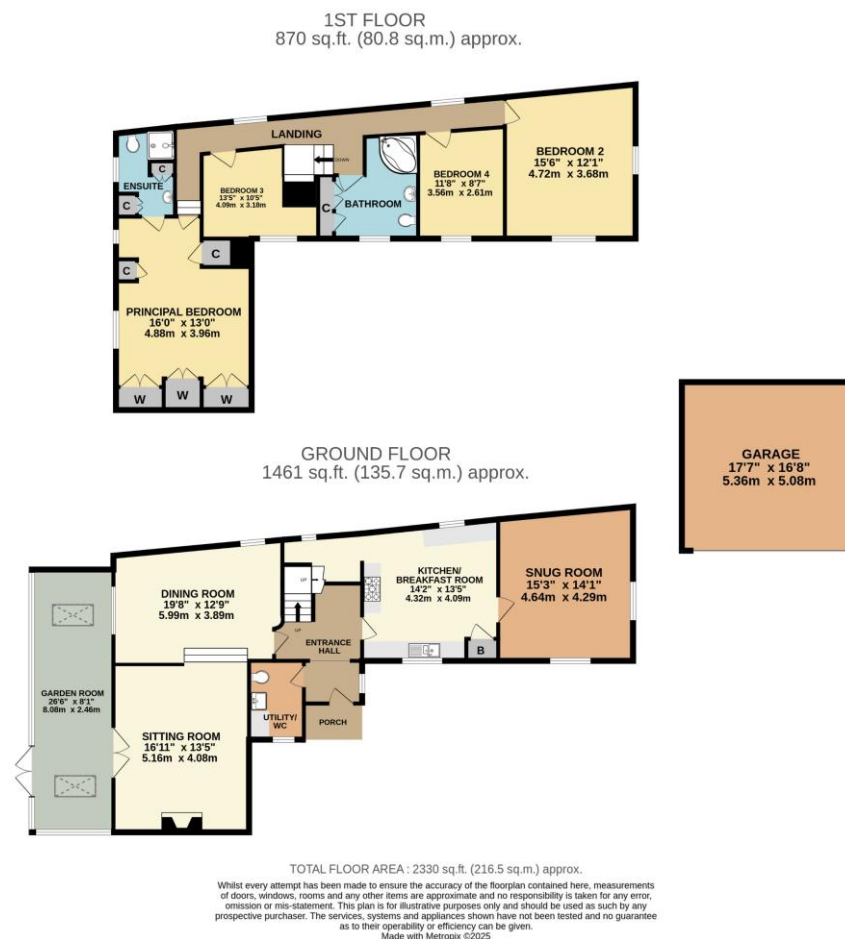
# Coles Lane, South Petherton, TA13

The Old Granary is a fantastic, detached village home which offers spacious, light and airy accommodation. Sitting within the Conservation Area of South Petherton, the property is believed to have origins dating back to the 18th century and more recently being converted in the 1970's into the wonderful family home it is today. Under the current ownership, the property has been beautifully maintained, creating a stylish, comfortable home.

Period features are abundant throughout with all the hallmarks of a historic property, including a striking stone facade, exposed beams throughout the ground floor and stone mullion windows in several rooms. There is a lovely blend of traditional and modern aesthetics.

The Old Granary benefits from an attractive plot measuring just over a quarter of an acre, much of which stretches behind the property and forms a largely private rear garden. Cleverly landscaped into "tiers", wonderful opportunities to realise a fantastic outdoor lifestyle can be found at every turn, from relaxing or dining al fresco on the sun terrace overlooking the ornamental pond to maintaining the established herbaceous borders and growing produce in the raised beds. There is a mix of established fruit trees, including apple, cherry and ornamental shrubs; all enclosed by a high stone wall and six-foot wooden fencing, making it private and secluded.

Ample parking to the front of the property with a gravelled parking and turning area leading to the double garage, which benefits from power and light and an electric roller door. There is also a timber workshop which also enjoys power and light, as well as a greenhouse.







## English Homes - South Petherton

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>82</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>64</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<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.