



ENGLISH
HOMES



George Lane, South Petherton, TA13

Guide Price: £370,000

Freehold

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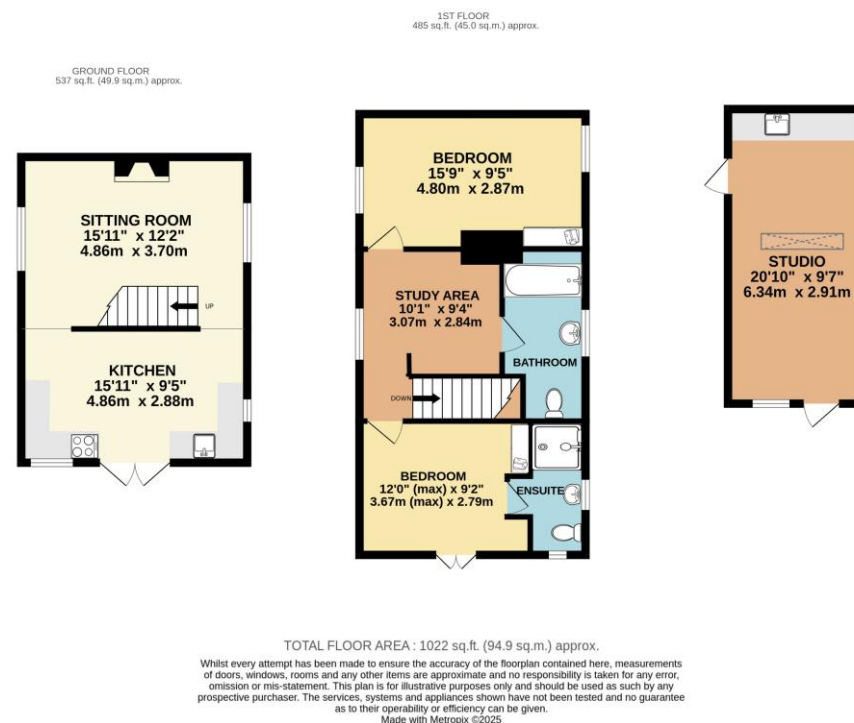
Offered with the benefit of no onward chain to proceedable buyers.

Just behind Market Square in South Petherton sits the charming Two Steps Cottage, right at the centre of this exceptional village. The cottage is discreetly hidden away on George Lane, a paved and cobbled footpath, well away from passing traffic - the only clues to its existence are a green gate and a letterbox built into a wall. Beyond this gate is an oasis of tranquillity - the quintessential secret garden.

In summary, Two Steps Cottage has two lovely Reception rooms on the ground floor: a Sitting room and a Kitchen/breakfast room, with double glass doors linking the kitchen to the terrace for outdoor drinks and dining throughout the summer. The kitchen is bespoke and handmade by a local carpentry company in South Petherton. Coupled with its beautiful, reclaimed brick flooring, Belfast sink and Everhot AGA makes this room a charming space. The focal point of the Sitting room is the woodburning stove with its brick surround and flagstone hearth, creating a cozy atmosphere during the colder months.

From the sitting room a staircase leads onto an open-plan study area, fully equipped for use as a work-from-home office and with the benefit of superfast broadband availability. There are two delightful double bedrooms, one with a spectacular vaulted ceiling and wonderful rooftop views over the village, the other with dramatic full-height glass doors overlooking the garden. The master bedroom has its own en-suite shower room and there is a bathroom adjacent to the second bedroom. Both bathrooms have thoughtful details like dimmable lights and electric under-floor heating. The bedrooms have generous floor to ceiling wardrobe storage cleverly built into their various alcoves.

Just across the footpath is a fantastic studio workshop fully equipped with mains water, drainage and electricity. The studio could have numerous other uses such as an annexe to the house, it is currently used as a utility/laundry room/ workshop and storage space. The studio also overlooks its own separate garden.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

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