

# Towers Wills

Town & Country

Offers in excess of  
**£425,000**



## 9 Middle Street, Montacute, Somerset, TA15 6UZ

Towers Wills are delighted to present this beautiful 3/4 bed family home situated in the desirable village of Montacute with its numerous amenities, including; schools, pubs, two shops and a post office. Offering many original and lovingly restored features, the property briefly comprises downstairs of lounge, open plan kitchen/diner, utility and downstairs shower room/WC. Upstairs the three double bedrooms, family bathroom and a large loft room which is currently being used as the master bedroom. Outside there is a large courtyard area, substantial rear garden and outbuilding which offers a garage below a first-floor home office fitted with super-fast broadband and wood burning stove. Nestled in the heart of this sought-after village with the nearby National Trust owned Montacute House and grounds, this truly is one to view to fully appreciate...please contact Towers Wills today!

## Key Features

- Three bedrooms plus loft room
- Both ground floor shower room & first floor bathroom
- Beautiful character home
- Barn / Feature office space etc
- Grade II listed
- Sought after village

## Entrance Hall

Original wooden door to the front, Ham stone wall, original restored blue lias flagstone floor and radiator.

## Kitchen/Diner 6.58m x 3.55m - maximum measurements

With impressive Ham stone wall and original restored blue lias flagstone floor, kitchen comprising of a range of wall, base and drawer units, work surfacing with composite one bowl sink drainer, open fireplace, two single glazed mullion windows to the rear (both with secondary glazing), slimline dishwasher, induction hob with cookerhood over, integrated electric oven, integrated fridge, under stairs storage and single glazed door leading to the rear courtyard and garden.

## Lounge 3.32m x 3.57m - maximum measurements

Ham stone walls, solid oak floor, radiator, single glazed mullion window to the front with secondary glazing and an original open fireplace.

## Downstairs Shower Room

Suite comprising shower cubicle, wash hand basin, w.c, radiator, single glazed window to the front and extractor fan.

## Utility 1.45m x 1.98m - maximum measurements

Space for fridge/freezer, washing machine, dryer and storage.

## First Floor Landing

### Bedroom One 3.57m x 3.28m - maximum measurements

Single glazed mullion window to the rear and radiator.

### Bedroom Two 3.34m x 3.52m - maximum measurements

Single glazed mullion window to the front and radiator.

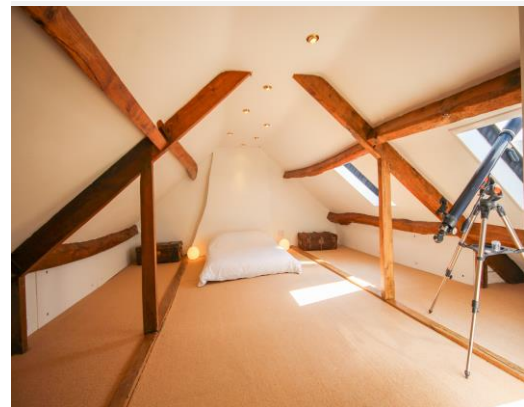
**Bedroom Three 3.30m x 3.39m - maximum measurements** (includes airing cupboard with tank)  
Radiator, single glazed mullion window to the front.

## Bathroom

Suite comprising bath with shower over, wash hand basin, w.c, radiator, single glazed window to the rear with secondary glazing and the central heating boiler.

**Loft Room 4.90m x 6.80m - maximum measurements**  
(restricted head height)

Currently being used as the master bedroom, the loft room includes cupboard including header tank, two double



glazed skylights to the rear, under eaves storage and original exposed wooden beams.

### **Outbuilding/Garage 4.71m x 4.77m - maximum measurements**

Being used as a home office with fitted ethernet cable providing superfast broadband, the first floor of the outbuilding is carpeted, has a wood burning stove and four single glazed windows offering lovely views to three sides. While the ground floor offers a storage area/garage access via a sliding door.

### **Rear Garden**

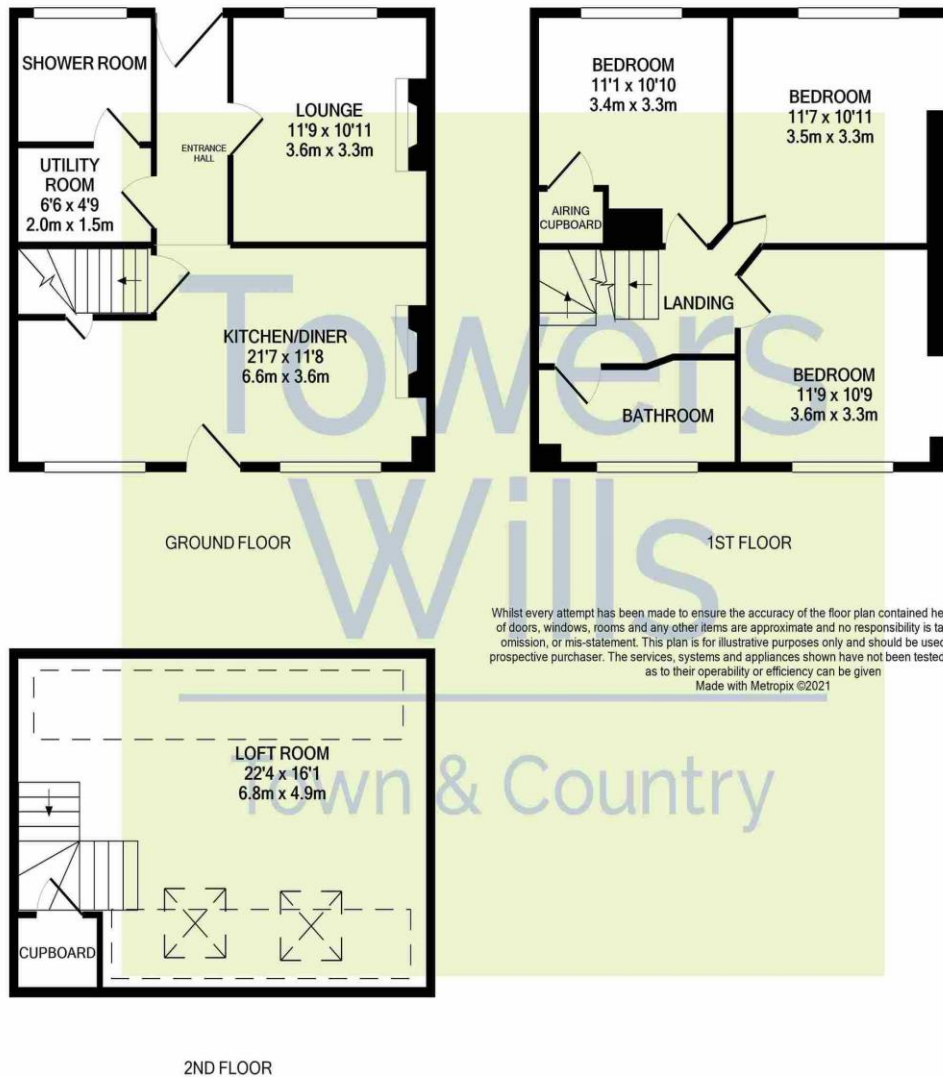
The large rear garden is predominantly laid to lawn with a courtyard patio area, fruit trees and planted borders plus the outbuilding/garage, outside tap and gated side access.

### **Agents Note**

Towers Wills have been advised that the property is Grade II listed, although this applies to the exterior of the property only and does not include the outbuilding.

Access to the garage is over a neighbouring property's driveway which allows unlimited pedestrian access but via a covenant allows vehicular access twice per week. Parking is on-street and typically available in "The Borough" which is approximately 50 yards from the property.

## Floor Plan



Please Note No tests have been undertaken of any of the services and any intending purchasers should satisfy themselves in this regard. Towers Wills Ltd for themselves and for the vendor of this property whose agents they are, give notice that, (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Towers Wills or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Towers Wills or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Photographs / Floor Plans Photographs are reproduced for general information and it must not be inferred that any item is included for sale with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view.

**Towers Wills**

The White House, 114 Hendford Hill, Yeovil BA20 2RF

Yeovil 01935 577032 / South Petherton 01460 298530

[info@towerswills.co.uk](mailto:info@towerswills.co.uk) [www.towerswills.co.uk](http://www.towerswills.co.uk)