

Towers Wills

Town & Country

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2 Church View, Kingsbury Episcopi, Martock, Somerset TA12 6AU

Offers Over **£270,000**

Situated in the heart of the sought-after Somerset village of Kingsbury Episcopi, this delightful two-bedroom plus loft room character cottage offers a wonderful blend of period charm and modern comfort. The property features a spacious kitchen/breakfast room and a dual-aspect lounge/diner with a cosy wood-burning stove. Cloakroom/ W.C Upstairs are two double bedrooms and a well-appointed bathroom, with a versatile loft room on the second floor enjoying far-reaching views toward the village church. Outside, the mature cottage garden offers a peaceful retreat with beautiful countryside views.

Ground Floor:

Kitchen/Breakfast Room:

Accessed via the front door, this welcoming space features an extensive range of wall, base, and drawer units, complemented by work surfaces with an inset sink and drainer. Tiling to splash-prone areas adds practicality, while there is ample space for a cooker and fridge/freezer. Windows and a door to the front ensure the room is bathed in natural light.

Lounge/Diner:

A spacious, dual-aspect open-plan living area boasting a cosy wood-burning stove, perfect for relaxing evenings. A window to the rear offers views of the garden, and a staircase leads to the first floor.

Cloakroom/ W.C

First Floor:

Bedroom One:

A comfortable double bedroom with a window to the rear, providing a pleasant outlook.

Bedroom Two:

Another well-proportioned bedroom, with front-facing window.

Shower Room:

Fitted with a modern suite, offering contemporary fixtures and fittings for convenience.

Second Floor:

Loft Room:

A versatile space with far-reaching views towards the village church, ideal for use as a home office, hobby room, or additional storage.

Garden:

A path leads from the front of the property to the main garden area, which is generously sized and thoughtfully landscaped. The garden is predominantly laid to shaped lawns, interspersed with planted shrub and flower borders, creating a tranquil outdoor haven. A timber-built summer house provides a charming spot to enjoy the surroundings.

Location:

Kingsbury Episcopi is a quintessential Somerset village, steeped in history and community spirit.

The village boasts the impressive Church of St Martin, featuring a 99-foot Somerset Tower constructed from local Ham Hill stone . Kingsbury Episcopi is also home to the annual May Festival and the Lowland Games, both of which attract visitors from across the region .

For nature enthusiasts, the nearby River Parrett Trail offers scenic walking routes through the Somerset Levels . The village provides essential

Key Features

- Sought-after Village Location
- Terraced Cottage
- Two Bedrooms plus Loft Room
- Far Reaching Countryside Views
- Mature Garden

Contact Us

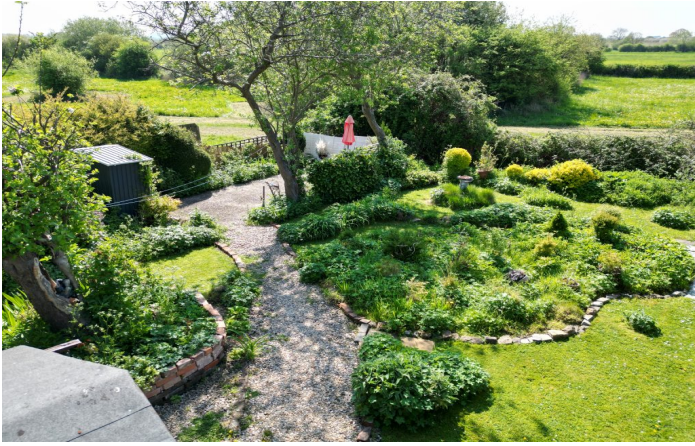
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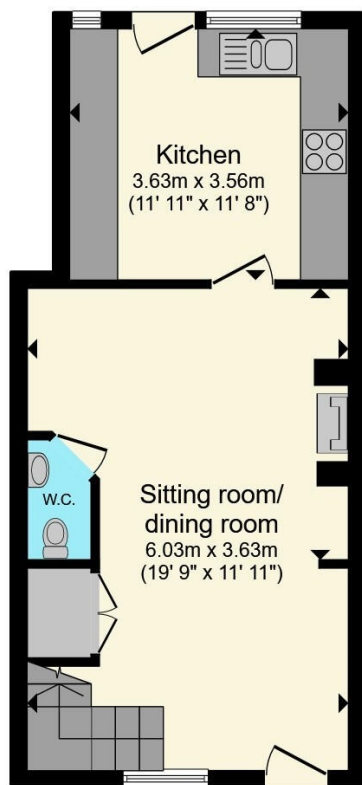
Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

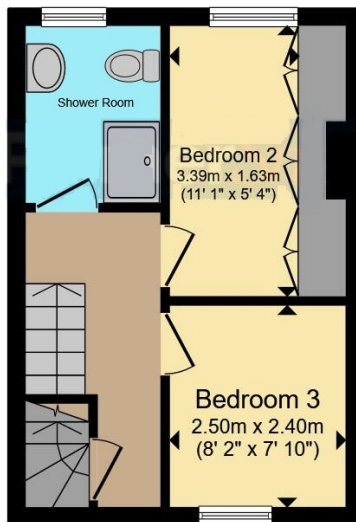
amenities, including a local pub, community shop, and primary school, while the nearby towns of Martock and Langport offer additional services and transport links



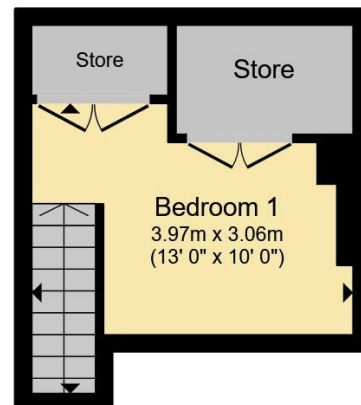
Floor Plan



Ground Floor



First Floor



Second Floor

Total floor area 75.6 m² (814 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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