

Towers Wills

Town & Country

📞 01935 577 032 | 01460 298 530 | ✉ info@towerswills.co.uk



Pump Cottage, 10 South Street, Montacute, Somerset TA15 6XD

£290,000

Towers Wills welcome to the market this beautifully presented two-bedroom, two-bathroom character cottage, situated in the highly sought-after village of Montacute. Full of charm and character, the property features a living room with impressive inglenook fireplace, wood-burning stove and pizza oven, a quality refitted kitchen/diner, two double bedrooms both with en-suites, and an enclosed rear garden. Offered with no onward chain.

Accommodation:

Nestled in the heart of one of Somerset’s most picturesque and sought-after villages, this charming two-bedroom character cottage offers an enviable blend of period charm, modern convenience and village lifestyle. Situated within easy reach of the village’s renowned amenities, beautiful countryside walks and historic landmarks, the property presents a wonderful opportunity for those seeking a quintessential Somerset home. Upon entering, you are immediately welcomed into the characterful living room where an impressive inglenook fireplace creates a striking focal point. Featuring an exposed natural local Hamstone surround, wood-burning stove and traditional pizza oven, this delightful space perfectly captures the warmth and charm expected from a cottage of this era. Whether relaxing on a winter’s evening or entertaining guests, the living room offers a wonderfully cosy atmosphere.

To the rear of the property, the kitchen/dining room forms the heart of the home and provides an excellent space for modern living. The kitchen is fitted with a comprehensive range of wall, base and drawer units complemented by timber work surfaces. Integrated appliances include a double electric oven, gas hob with cooker hood over, wine chiller and dishwasher, together with plumbing for a washing machine and recess for a fridge freezer. There is ample room for a dining table and chairs, making it the perfect setting for family meals and entertaining friends, whilst double doors open directly onto the rear patio, seamlessly connecting indoor and outdoor living.

The first floor offers two generous double bedrooms, both enjoying the luxury of their own private en-suite facilities. The principal bedroom is served by a stylish en-suite shower room comprising a shower enclosure, wash hand basin with vanity unit, WC, tiling and illuminated mirror. Bedroom two benefits from an en-suite bathroom featuring a bath with shower over, wash hand basin, WC and complementary tiling, making it ideal for guests or family members.

Outside:

Outside, the enclosed rear garden provides a private and tranquil retreat. A spacious patio area offers the perfect spot for al fresco dining and summer entertaining, whilst attractive Hamstone retaining walls add further character and charm. Additional benefits include external lighting, a garden shed, outside WC and gated rear access leading onto Back Lane, providing excellent practicality and convenience. On-street parking is available nearby, subject to availability.

Situation:

Montacute is widely regarded as one of Somerset’s most desirable villages, famed for its stunning architecture, thriving community and rich history. At the heart of the village lies the magnificent National Trust-owned Montacute House, one of England’s finest Elizabethan mansions, surrounded by beautiful gardens and parkland.

Key Features

- NO ONWARD CHAIN
- Well Presented Cottage
- Character Features
- Sought-after Village Location
- Two Bedrooms
- Two En-suites
- Enclosed Rear Garden

Contact Us

Towers Wills Estate Agents - Yeovil
114, Hendford Hill
Yeovil
Somerset
BA202RF
T: 01935 577032
E: info@towerswills.co.uk

Energy Efficiency

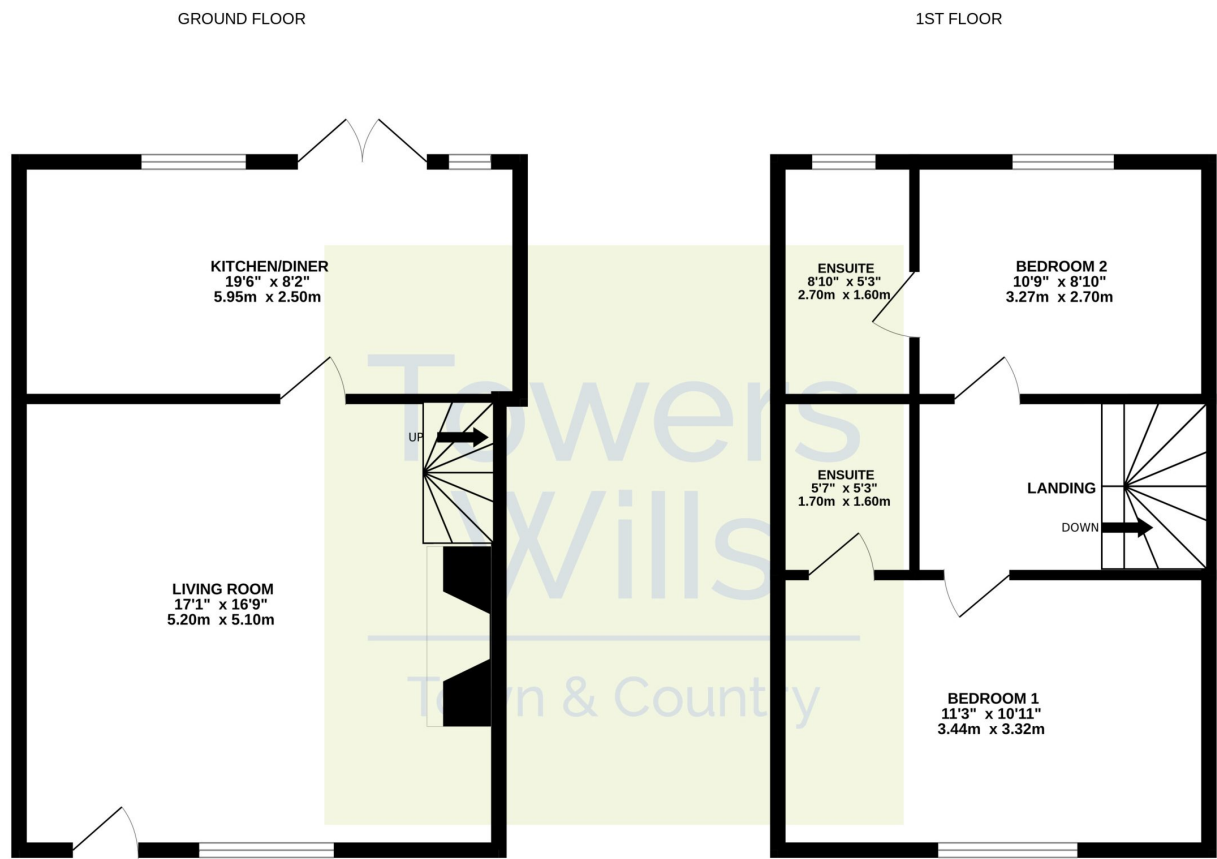
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Residents enjoy a range of local amenities including a village shop and post office, traditional public houses, café, church and active community groups. The village is surrounded by glorious countryside with an abundance of footpaths, bridleways and scenic walks right on the doorstep. Despite its peaceful rural setting, Montacute remains conveniently positioned for access to Yeovil, the A303 and mainline rail connections, making it an ideal location for both commuters and those seeking a relaxed village lifestyle.

Combining character, charm and a highly sought-after village setting, this delightful cottage offers an exceptional opportunity to enjoy all that Montacute has to offer.



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 illustrative 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 as to their operability or efficiency can be given.
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Towers Wills

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

Yeovil 01935 577032 / South Petherton 01460 298530

info@towerswills.co.uk | www.towerswills.co.uk