



4 Preston Park  
Mews

# 4 Preston Park Mews

Yeovil, BA20 2EF

Town Centre 1 Mile Train Station 2 Miles

- Delightful Character Home
- Grade II Listed
- 4 Bedrooms, 3 Bathrooms
- Part of a Historic Manor House
- Beautiful Period Features
- Fantastic Contemporary Finish
- Garden of approx. 0.3 of an Acre
- Off Road Parking and Space for a Double Garage

**Guide price £650,000**

## THE PROPERTY

Preston Park Mews is a beautiful example of how a historic manor house can be transformed to offer stylish, contemporary living without sacrificing the opulence of bygone eras. Historically, the property is believed to have been built around 1820 as a farmhouse, which over the years was owned by several notable figures of Yeovil, in particular Robert Tucker who served as Mayor from 1849-1851. Over time, the property was transformed by extensions to create a large, imposing manor house which has now been thoughtfully converted into two highly desirable attached homes, located in a tucked-away position within easy reach of the town centre. 4 Preston Park Mews occupies an attractive wing of the house with a curved, pillared loggia frontage, creating a lasting first impression of grandeur which is continued upon stepping through the door and observing the light and elegant rooms and the classical but versatile layout.

One of the most remarkable features of the conversion project has been the effortless dovetailing of period charm with contemporary fittings and technological conveniences, creating a home which is beautiful, comfortable and functional in equal measures. Full advantage has been taken of the high ceilings and large windows typical of properties of this age, providing a wealth of natural light and a sense of space and air, with roof lights newly installed in some rooms to continue this theme throughout. The needs of a busy modern lifestyle are well provided for, and the kitchen and bathroom suites have been carefully selected to further enhance the luxurious but convenient lifestyle created by the developers.

The accommodation is spacious throughout with a degree of flexibility to suit a variety of purchasers. Entering the property through the front door, you are met with a wide, welcoming entrance hall from which a classical wooden staircase rises to the first floor, with space beneath for a study area. The



An opulent 4 bedroom home forming part of a historic manor house converted to an exacting standard

kitchen is arguably the centrepiece of the property with the full length glass doors forming the curved loggia, creating a palatial atmosphere which is enhanced by high specification fitted wall and base units beneath stunning marble work surfaces and integrated appliances. From here the sitting room can be reached which, with its feature fireplace, two bay windows and ornate cornicing, sets an appealing environment for all types of entertaining as well as for every day family enjoyment. The sleeping accommodation is cleverly arranged, providing versatile options to suit the needs of a variety of incoming purchasers with two bedrooms, situated either side of a shared jack-and-jill bathroom, on the ground floor and two spacious double bedrooms, each with an en suite shower room, upstairs. This configuration allows families and those expecting regular guests to achieve a sense of separation or proximity as desired.

## OUTSIDE

4 Preston Park Mews enjoys a generous plot which amounts to approximately 0.3 of an acre, much of which is arranged at the front of the property as a level sweep of lawn with a mature tree (which we understand to be subject to a TPO). Unusually for properties created from part of a converted house, the grounds of (this property) are not shared, offering a rarely available outdoor lifestyle alongside the elegance of manor house living. Parking is well provided for with an area of gravel to the side, adjoining which is a concrete base suitable for erecting a double garage/car port if desired.

## SITUATION

Preston Road is a popular address within Yeovil which enjoys close proximity to a wide range of amenities including schools, health care facilities, town centre shopping and a variety of superstores, much of which is within walking or easy driving distance. A variety of bus routes operate from several stops along Preston Road, and there are two train stations within Yeovil giving direct access to Bristol and Bath from Yeovil Penn Mill, and London (Waterloo) and Exeter from Yeovil Junction.

Road travel is enabled by a number of main roads passing through the town including the A37 Bristol to Dorchester link and the A303 which can be joined 5 miles away. The M5 can be joined at Taunton (J25), and the A303 connects to the M3 at Basingstoke, facilitating travel to London and the South East.

Education is well catered for in the area with a selection of state and independent schools available within and outside Yeovil. Nearby independent schools include The Park, Perrott Hill, Hazelgrove and Millfield at Street.

## SERVICES

Mains electricity, water, drainage and gas. Gas fired central heating.

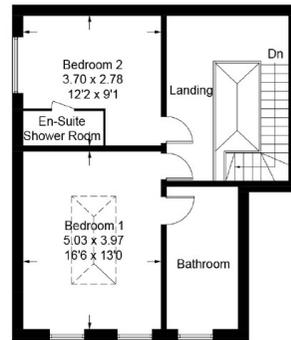
## VIEWINGS

Strictly by appointment with the vendors' selling agents, Messrs. Stags, Yeovil Office, telephone 01935 475000.

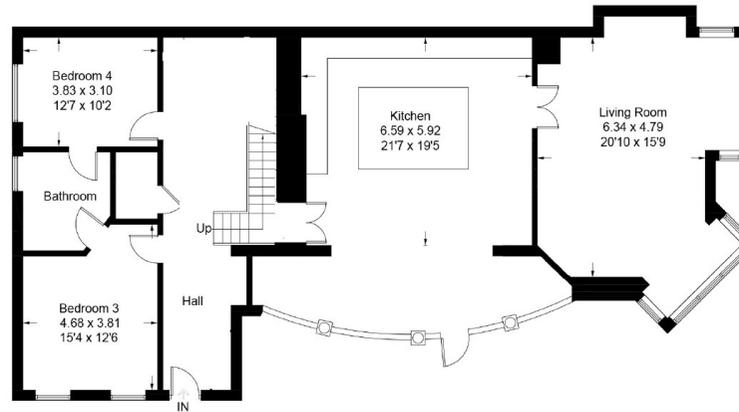
## DIRECTIONS

From Yeovil Hospital roundabout follow the A37 towards Ilchester and at the next roundabout (Five Ways) take the first exit onto Preston Road. Follow Preston Road for approximately 0.8 of a mile and the turning into Preston Park Mews can be found on the left shortly after the third set of traffic lights.

Approximate Gross Internal Area = 214.2 sq m / 2305 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID404819)

These particulars are a guide only and should not be relied upon for any purpose.



Stags  
4/6 Park Road, Yeovil, Somerset, BA20 1DZ  
Tel: 01935 475000  
yeovil@stags.co.uk