



The Laurels



The Laurels Barry Lane

Hardington Mandeville, Somerset, BA22 9PS

Yeovil 4 ½ miles. Crewkerne 5 ½ miles. Jurassic Coast 20 miles.

Delightful detached cottage with superb Log Cabin and Shepherds hut, both run as successful holiday lets. Garaging and home office together with an excellent range of outbuildings, all set within grounds of approx. 2.95 acres.

- Quiet Edge Of Village Location
- Attractive Gardens with Double Garage and Home Office
- Superb Log Cabin
- Grounds of approx. 2.95 acres.
- Detached Four Bedroom Cottage
- Excellent Range of Outbuildings
- Shepherds Hut

Guide Price £835,000

SITUATION

The Laurels is situated in a fine rural yet accessible location on the outskirts of the sought after village of Hardington Mandeville with its' church, post office/village stores, public house and village hall. The village is surrounded by open countryside with numerous footpaths. Yeovil is within 4 ½ miles where an excellent range of shopping, recreational and scholastic facilities can be found, together with a mainline rail link to London Waterloo and Exeter. The A303 trunk road is also accessible with 7 miles of the property and the popular town of Crewkerne with its Waitrose supermarket, shops and railway station is within 5 ½ miles.

DESCRIPTION

The Laurels is centred on a delightful four bedroom detached cottage constructed of local stone and contained beneath a slate roof. It offers a wealth of character features yet has been brought up to modern day standards. It is set within attractive gardens together with garaging and home office and on the opposite side of the quiet lane can be found extensive parking, excellent range of outbuildings, including stabling/workshops, garaging and four bay open fronted barn. A steady income stream can be generated from a wonderful one bedroom log cabin and located in the adjoining field a superb Shepherds Hut and all set within grounds of approx. 2.95 acres.



ACCOMMODATION

From the quiet lane doorway opens into the hallway with quarry tiled flooring and leaded windows. Door leads to the wonderful living room with views from two aspects, with recessed log burner, window seat and stairs rising to the first floor. Lower study area with useful store cupboard. The adjoining room is currently used as a snug, but would also make a small dining room, again with a recessed log burner with Hamstone chimney breast. In the heart of the house is a spacious farmhouse style kitchen/dining room comprising two bowl Belfast sink with wooden drainers and adjoining worktops with an excellent range of built in cupboards. Integrated fridge freezer, electric oven and grill and gas hob with extractor hood over. Oil fired Aga, window seat, views from three aspects and exposed beams. Quarry tiled flooring, concealed oil fired boiler and archway returning to the hallway. Leading off the kitchen is a utility/boot room with Belfast sink, granite worktops, cupboard under, tiled floor and trap access to roof void. Glazed door to side, with further door to the wet room comprising shower, wash hand basin and low level WC. On the first floor is a small landing area with trap access to roof void. Bedroom one enjoys views from two aspects and large wardrobe together with en suite shower room comprising tiled shower, pedestal wash hand basin and low level WC. Bedroom three has exposed beams and timber panelling to one wall and bedroom two also has views from two aspects, cast iron fireplace and wardrobe with hanging rail and shelving. Bedroom four, currently used as a study has a dormer window overlooking the field. The family bathroom comprises bath, wash hand basin and low level WC, together with dormer window and airing cupboard housing the factory lagged copper cylinder with immersion heater and slatted shelving.

OUTSIDE

A pair of 5-bar timber gates open onto a gravelled driveway providing ample parking and turning with access to the detached stone double garage contained beneath a slate roof. It is currently divided into a Gym area but is connected with power and light, together with electric panel heater with the other half used as a workshop/kennels, with fold down wooden ladder leading to the first floor office, with pine floor boards, window, roof light, power, light and electric panel heater. Adjoining the garage is a further kennel. Gardens are laid to lawn with a gravelled path leading to a large gravelled courtyard garden, together with pedestrian gate, wood shed and to the far side of the cottage, a fully enclosed lawned garden with various shrubs and trees and outside tap.

On the opposite side of the lane and approached through large wooden gates, is a area of land known as Knapp Ground, it comprises 2.8 acres of land being naturally hedged together with some post and wire fencing and is divided into an orchard area, together with kitchen garden and two adjoining paddocks. There are an excellent range of outbuildings with an extensive concrete yard area providing ample parking and turning with a range of outbuildings including two stables/workshop connected with power and light together with adjoining trailer store and garage, together with a four bay open fronted barn with adjoining tool shed/lock-up store. Beyond this is a superb one bedroom log cabin with open plan kitchen/living/dining area, with kitchen comprising sink with adjoining worktops, cupboards, integrated dish washer and fridge, together with electric hob. Views from three aspects, Jotul wood burner and French doors onto a decking area. Delightful bedroom with adjoining en suite shower room. Outside is a covered veranda from which wonderful views can be enjoyed over the surrounding countryside. Just a short walk away at the corner of the bottom field can be found the Shepherds Hut handcrafted by the current owners and comprising kitchen area with sink, gas hob, log burner and fold down table. Cabin bed with storage and adjoining shower room. Outside is a delightful garden area with views over the surrounding countryside.

VIEWINGS

Strictly by appointment through the vendors selling agent Stags, Yeovil office, telephone 01935 475000

SERVICES

Mains water, electricity and drainage are connected. Oil fired central heating to the main house.

DIRECTIONS

From Yeovil take the A30 towards Crewkerne, turning left directly after the Yeovil Court Hotel, signposted Hardington. Continue through Hardington Moor and onto the village keeping left at the church and after a short distance bear right out of the village signposted Crewkerne. After approx. ¼ mile The Laurels will be seen on the left hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	43	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

Approximate Area = 1999 sq ft / 185.4 sq m (includes garages)
 Limited Use Area(s) = 123 sq ft / 11.4 sq m
 Outbuildings = 1597 sq ft / 148.4 sq m
 Total = 3716 sq ft / 345.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Stags. REF: 709692



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