



4 Cross Cottage



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East Coker, Yeovil, Somerset, BA22 9HZ

Yeovil 2.5 miles. Mainline Railway Station 4 miles. A303 7 miles

A charming two bedroom end of terrace Hamstone cottage with delightful private gardens, large carport and further parking for three vehicles. EPC Band E

- Dining Hall and Sitting Room
- Two Double Bedrooms & Bathroom
- Large Carport
- Tucked Away Village Location
- Light and Airy Kitchen
- Good Sized Private Gardens
- Off Road Parking For Three Cars

Guide Price £325,000

SITUATION

4 Cross Cottage is quietly tucked away yet is within the heart of this sought after village. The village benefits from church, public house, primary school and tea rooms, all set within attractive countryside, together with a number of footpaths, ideal for exploring the local area. The major town of Yeovil is within 2 ½ miles where an excellent range of shopping, recreational and scholastic facilities can be found, together with a mainline rail link linking Exeter and London Waterloo. The A303 is also accessible with a 10 minute drive.

DESCRIPTION

4 Cross Cottage is constructed principally of Hamstone exterior elevations and contained beneath a tiled roof. The property is offered in excellent decorative order throughout and benefits from double glazed windows and oil fired central heating. There is a good sized dining hall with adjoining sitting room with log burner and a light and spacious kitchen with uPVC door to the garden. On the first floor is a light and airy landing with two double bedrooms and family bathroom. Outside the property enjoys private gardens together with direct access to a large timber carport which could be converted subject to planning into a home office/garden room, as the property also benefits from additional off road parking for approximately three cars.



ACCOMMODATION

Large wooden entrance door leading directly into the dining hall with thermostatic controls for the central heating, stairs rising to the first floor and glazed door with step leading down into the sitting room. An attractive room with log burner on a slate hearth, alcove to side and window to front. On the opposite side of the dining hall is the light and spacious kitchen, which is comprehensively fitted and comprises Belfast sink with mixer tap over, together with adjoining wooden worktops with an excellent range of floor and wall mounted cupboards, drawers and sliding baskets. Four windows to front, attractive slate flooring and space for washing machine, tumble dryer, dishwasher and cooker. UPVC door leading out into the garden.

On the first floor is a light and spacious landing with two windows to rear and trap access to the roof void, with aluminium loft ladder leading to a part boarded attic, which is connected with power and light. Bedroom one enjoys views from two aspects, in particular with views over the garden. Bedroom two is a good sized double room, again with views from two aspects. The family bathroom comprises bath with shower attachment and rainfall shower over. Pedestal wash hand basin, low level WC and heated radiator/towel rail. Large linen cupboard with slatted shelving.

OUTSIDE

The cottage is approached over a no-through lane which passes the cottage and its gardens and leads to a large parking area, which is walled, together with attractive block pavements, providing parking for approximately three cars. Adjoining is a large timber framed carport, connected with light, which could be converted to a large garden room/workshop/studio, subject to the necessary planning consents. From here a gateway leads into the private garden, which is fenced, walled and laid mainly to lawn with various shrubs, bushes and trees, together with a useful garden shed and a herringbone brick paved patio. Steps lead up to a further garden area which is fully fenced giving much privacy. There are a fine selection of trees, shrubs and bushes, together with a raised decking area, aluminium framed greenhouse and useful garden shed, connected with power and light. Concealed oil tank situated to the rear of the cottage by the decking area is an external oil fired boiler, together with adjoining log store.

SERVICES

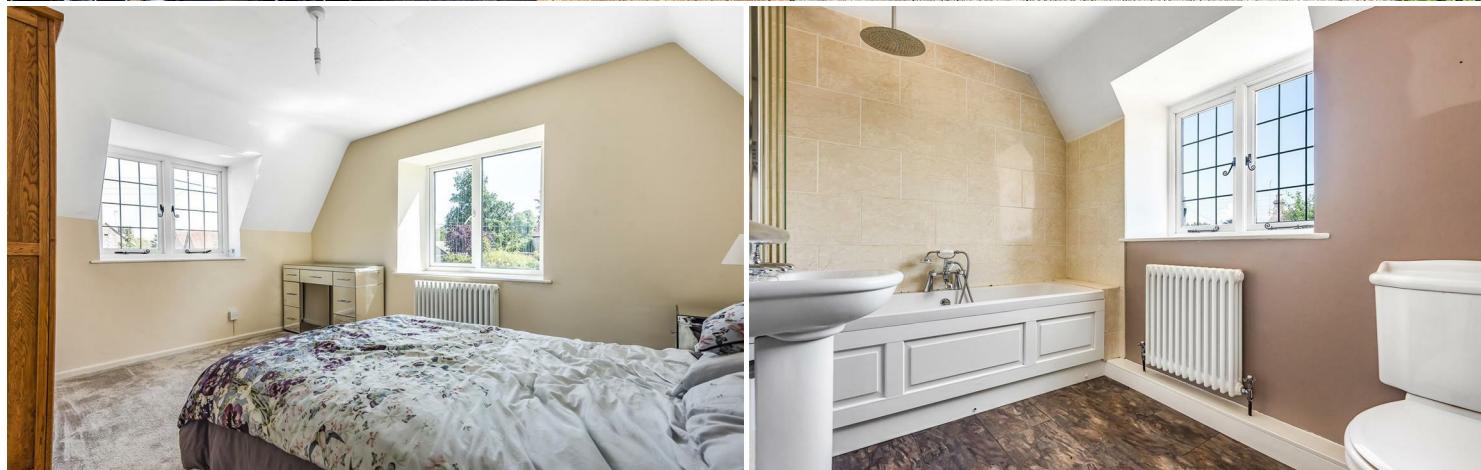
Mains electricity, water and drainage are connected. Oil fired central heating.

VIEWINGS

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


DIRECTIONS

From the hospital roundabout in the centre of Yeovil head along Queensway and at the next roundabout take the 2nd exit onto Hendford Hill in the direction of Dorchester. At the top of the hill, at the mini roundabout take the 2nd exit towards Crewkerne and after approximately ½ mile turn left by the post office/stores onto Sandhurst Road. Continue along this road for approximately 1 mile and at the green in the centre of the village, turn left onto Main Street, then immediately right, then left where you will see a sign for Cross Cottages. Continue along this no-through road, where no 4 Cross Cottage can be found on the right hand side.



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

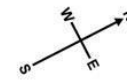


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F	39	79	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

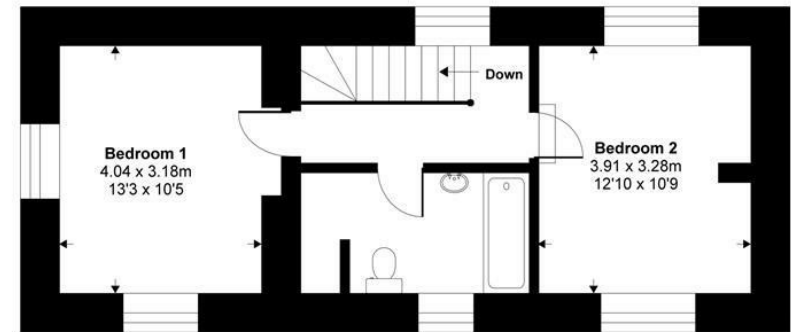
4/6 Park Road, Yeovil, Somerset,
BA20 1DZ

yeovil@stags.co.uk

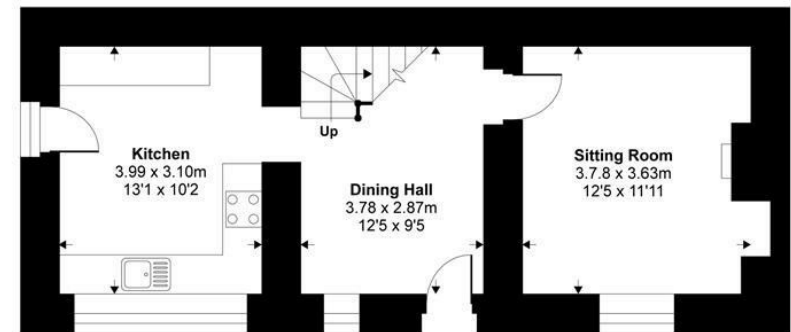
01935 475000



Approximate Area = 894 sq ft / 83.1 sq m
For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Stags. REF: 748600.



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