



Stonewell Cottage



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Yeovilton, Somerset, BA22 8EZ

Ilchester 1.5 miles. Yeovil 6.5 miles. Sherborne 9 miles.

A five bedroom, three storey, Grade II listed thatched cottage, situated within the heart of the village and set within glorious gardens of 0.55 acres, together with a double garage and adjoining workshop/studio, along with a useful garden outbuilding. EPC Exempt Grade II Listed

- Spacious Grade II listed Cottage
- Two Reception Rooms
- Four First Floor Bedrooms
- Second Floor Bedroom and Lounge
- Freehold
- Attractive 1/2 Acre Garden
- Kitchen/ Breakfast Room
- Cloakroom and Bathroom
- Double Garage with Workshop/Studio and Attractive Gardens
- Council Tax Band E

Guide Price £635,000

## SITUATION

Stonewell Cottage is situated within the village of Yeovilton which lies approximately 1.5 miles east of Ilchester, where a selection of shops can be found, together with a petrol station with small supermarket, public house, restaurant and hotel. For a greater selection Yeovil is a further 5 miles south, where an excellent range of shopping, recreational and scholastic facilities can be found, along with a mainline railway station to Exeter and London (Waterloo). The historic Abbey town of Sherborne with its independent shops and schools is within 9 miles.

## DESCRIPTION

Stonewell Cottage is a picturesque Grade II listed, three storey thatched cottage, offering well proportioned accommodation. It enjoys a wealth of character features including timber panelling, exposed beams, window seats and some exposed floorboards. The property benefits from oil fired central heating together with some double glazed and secondary glazed windows. Outside the property sits within large gardens of 0.55 acres and backs onto open fields with views to Limington church. The property enjoys ample off road parking together with a large double garage with adjoining workshop/studio and at the bottom of the garden can be found former kennels which would make an excellent studio/home office or ancillary accommodation subject to the necessary planning consents.



## ACCOMMODATION

Timber door leading to the entrance porch with coat hooks and leaded glazed door to the entrance hall, with timber panelling to one wall, wooden staircase rising to the first floor, with a circular window to rear. Adjoining dining room with views from three aspects, including glazed french doors to the rear, along with a Minster stone fireplace. Sitting room with timber panelling to one wall, exposed beams and stone fireplace with inset Jotul wood burning stove with beam over and views to both front and rear. Kitchen comprising single drainer stainless steel sink with mixer tap over, adjoining worktops with a range of floor and wall mounted cupboards and drawers. Creda hob with extractor hood over, together with Hisense electric double oven and grill. Space and plumbing for washing and dishwasher, useful larder, Worcester oil fired boiler and views from three aspects, including glazed stable door to a rear covered area.

First floor landing with some timber panelling and stairs rising to the second floor. Bedroom one enjoys views from three aspects, along with a range of extensive fitted bedroom furniture, including bedside lights and window seat with cupboards under. Bedroom five with timber panelling and exposed beams, fitted wardrobes and three drawer chest and window seat. Bedroom three with timber panelling, exposed beams and fitted bedroom furniture including dressing table, along with a window to front. Bedroom two with views from three aspects, together with a fitted wardrobe, vanity unit with inset wash hand basin. Cloakroom with low level WC, vanity unit with inset wash hand basin, tiled flooring, timber panelling and window to rear. Bathroom comprising panelled bath, low level WC, vanity unit with inset wash hand basin, tiled floor, heated towel rail, exposed beams, two timber panelled walls and window to rear.

Second floor landing with steps up to bedroom four with a window to the gable end, sloping ceiling and fitted wardrobes, drawers and eaves storage. On the far side of the landing is a further room, currently used as a lounge area (no natural light) with fully panelled walls, sloping ceiling, exposed beams, some exposed stonework and two eaves storage cupboards.

## OUTSIDE

The property is approached over a tarmac driveway with timber entrance pillars, with ample parking and turning for several vehicles. Access to a quadruple timber garage, which is currently used as a double garage with metal up and over door, power, light and window to rear, along with a personal door to the side. This building is divided with a timber panel and can be accessed from the rear of the building, where there is also a window. It is connected with power and light and could be used as a workshop/studio or for general storage.

The property is protected from the lane by a low stone wall, with wooden gate and steps leading to the front door. The front gardens are cottage style with lawned areas and attractive borders, two flowering Cherry trees, oil storage tank to side and well. Gateways are on either side of the property providing access to the rear garden. It is fenced together with some post and rail fencing and provides much privacy. It enjoys a large sun terrace making the most of its southerly aspect, together with large lawns, along with a fine selection of mature trees, including two impressive Monkey Puzzle trees and a Tulip tree. At the far end of the garden can be found a useful timber outbuilding which is believed to be former kennels and is connected with power and light, along with a sink with cold water tap. This would make an excellent studio/office/workshop or annexe subject to the necessary planning consents. Adjoining can be found a concrete patio area from which wonderful views can be enjoyed over the surrounding countryside, towards Limington Church. In total the grounds extend to 0.55 acres.

## SERVICES

Mains water, electricity and drainage are connected.  
Oil fired central heating.  
Broadband Available: Standard and Ultrafast (ofcom)  
Mobile Available : EE , Three, Vodafone and O2 (ofcom)  
Flood Risk Status : Very low (environment agency)

## VIEWINGS

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

## DIRECTIONS

From Yeovil take the A37 north signposted Ichester. Continue through the village and on the far side, by the church take the 2nd exit off the roundabout towards Yeovilton. After approximately 1/2 a mile, turn right signposted Yeovilton village and continue along this lane for approximately 1/2 a mile, whereupon the entrance drive to Stonewell Cottage is the 3rd on the right.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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