

# Rolfe East



Newton Road, Yeovil, BA22 9UW

Offers In Excess Of £180,000

- STUNNING NATURAL STONE PERIOD CHARACTER TERRACED COTTAGE.
- MODERN ELECTRIC RADIATORS AND uPVC DOUBLE GLAZING.
- SHORT WALK TO PRETTY VILLAGE GREEN AND POPULAR VILLAGE PUB.
- SHORT DRIVE TO SHERBORNE AND YEovil TOWN CENTRES.
- COSY COTTAGE FEATURES - BEAMS, STONE FIREPLACE AND LOG BURNING STOVE.
- ENVIABLY FREE FROM THE RESTRICTIONS OF GRADE II LISTING.
- SHORT WALK TO MAINLINE RAILWAY STATION TO LONDON WATERLOO AND EXETER.
- CONTEMPORARY OPEN-PLAN SOCIAL LIVING SPACE.
- NEW KITCHEN, BATHROOM AND DECORATION THROUGHOUT - STYLISHLY PRESENTED!
- PRIVATE WEST-FACING FRONT GARDEN.

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## 2 Newton Road, Yeovil BA22 9UW

SHORT WALK TO MAINLINE RAILWAY STATION TO LONDON WATERLOO! '2 Newton Road' is a very pretty, period, natural stone, terraced cottage situated in a desirable, quintessential village centre address, a stones through from the pretty village green and popular pub. The cottage has been the subject of stylish renovation and improvement by the current owners. It retains many appealing character cottage features including natural stone fireplace with cast iron log burning stove and exposed beams. However, it boasts an eclectic blend of the old and the modern with contemporary open-plan social living space and a very good flow of natural light from a sunny westerly aspect at the front. It has a small, private front garden boasting a sunny west-facing aspect with some flowerbeds and a seating area. It still has scope for further conversion and reconfiguration, subject to the necessary planning permission. The main cottage is in beautiful decorative order throughout. It is heated by modern electric radiators and a cast iron log burning stove. It is enviably free from the restrictions of Grade II listing and benefits from uPVC double glazing. The well-arranged accommodation comprises entrance porch, open plan sitting room / dining / kitchen area. On the first floor there is a landing area, one generous double bedroom and a family bathroom. On the second floor there is a large attic room currently used as a generous double bedroom / workroom. There are countryside walks not far from the front door – ideal as you do not need to put the children or the dogs in the car! It is a very short walk to the village centre, pretty village green and popular public house. It is also a very short walk to the mainline railway station at Yeovil Junction making London Waterloo station in just over two hours. THIS SUPERB COTTAGE MUST BE VIEWED!



Council Tax Band: A



The town centres of Yeovil and Sherborne are a short drive away. Sherborne boasts a superb boutique high street with coffee shops, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world famous private schools. Sherborne has recently won the award for the best place to live in the South West by The Times 2024. It also boasts 'The Sherborne' - a top class, recently opened arts and conference centre plus superb restaurant.

Front pathway to front door, outside light. uPVC double glazed timber effect front door leads to entrance porch, uPVC double glazed window to the front, area to store coats and shoes, timber effect flooring. Oak glazed door leads to the

**MAIN OPEN PLAN RECEPTION AREA:** 19'2 maximum x 14'2 maximum. A superb open plan living space, blending character cottage features with eclectic open plan living, large feature uPVC double glazed window to the front boasting a westerly aspect and the afternoon sun, feature natural stone firestone recess with cast iron log burning stove and hearth, fire side recess shelving, oak effect laminated flooring, electric radiator, exposed beams, inset ceiling lighting.

**KITCHEN AREA** boasts a range of fitted Shaker style kitchen units comprising solid oak worksurface, inset one and a half sink bowl and drainer unit with mixer tap over, inset electric induction hob with stainless steel electric oven under, a range of drawers and cupboards under, space and plumbing for washing machine and tumble dryer, timber effect laminate flooring, glass splashback, wall mounted stainless steel cooker hood extractor fan, a range of matching wall mounted cupboards, inset ceiling lighting, breakfast bar, window to the rear, door leads to under stairs cupboard space, space for upright fridge freezer. Staircase rises from the

kitchen area to the first floor.

**FIRST FLOOR LANDING:** uPVC double glazed window to the rear boasts countryside views beyond neighbouring properties. Pine cottage doors lead off the landing to the first floor rooms.

**BEDROOM ONE:** 13'4 maximum x 10'1 maximum. A generous double bedroom, uPVC double glazed window to the front, painted panelling, electric radiator. Panel doors lead to fitted wardrobe cupboard space.

**FAMILY BATHROOM:** 6'11 maximum x 5'2 maximum. A modern replacement white suite comprising low level WC, wash basin over cupboard with mixer tap, tiled splashback, panel bath with glazed shower screen over, wall mounted mains shower over, tiled surrounds, heated towel rail, timber effect flooring, uPVC double glazed window to the rear, mirrored bathroom cabinets.

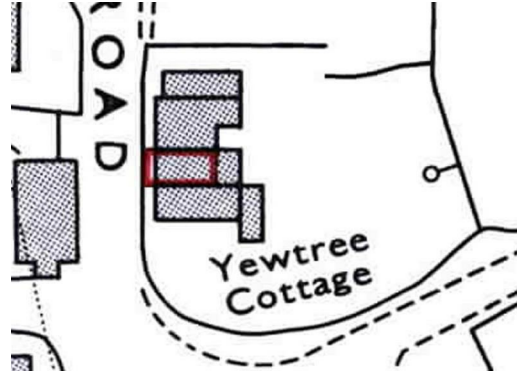
Pine panel door from the first floor landing gives access to stairwell rising to the second floor.

**BEDROOM TWO / ATTIC ROOM:** 13'4 maximum x 14'2 maximum. A generous second room currently used as a second bedroom, double glazed Velux ceiling window to the rear, exposed beams, eaves storage cupboard space.

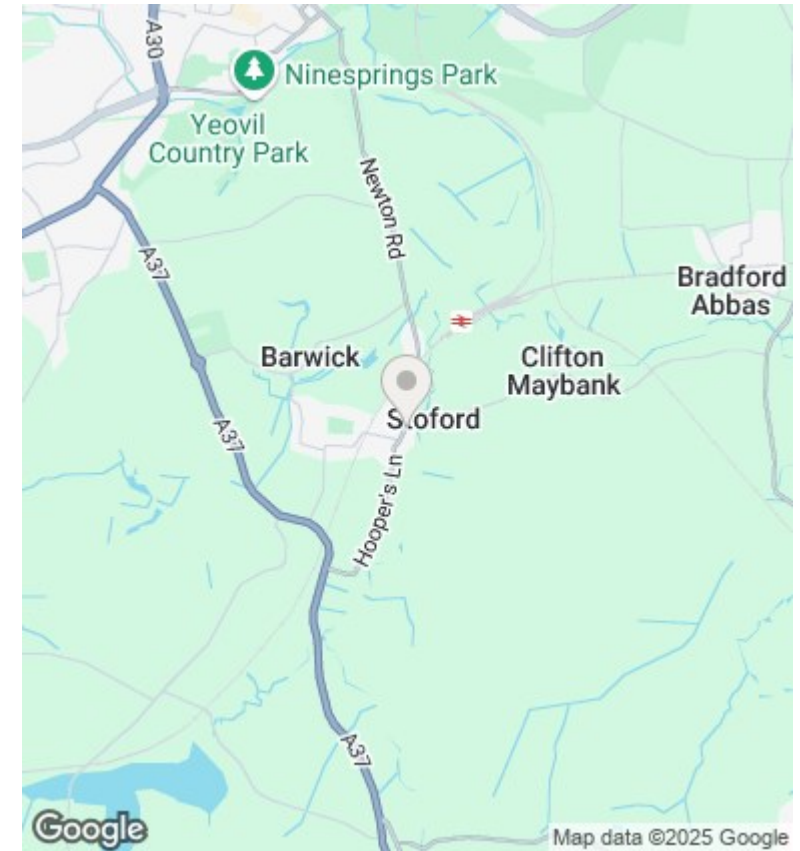
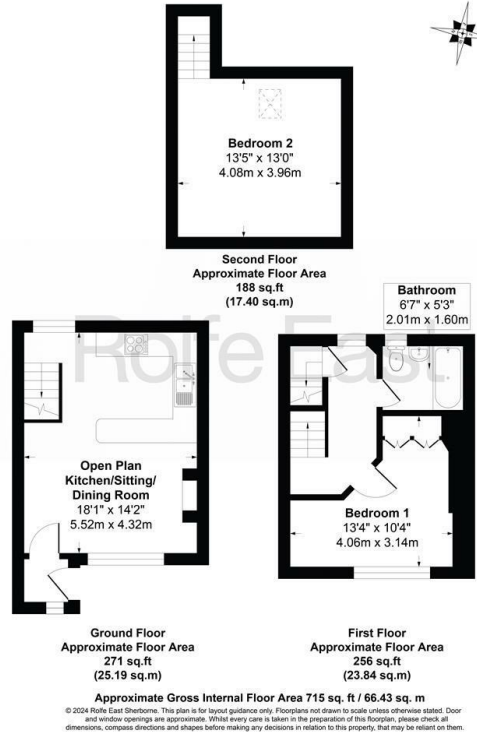
#### **OUTSIDE:**

There is a small portion of garden at the front of the property enjoying a westerly aspect and the afternoon sun. The garden measures 18'3 maximum in width x 8'3 in depth. It is laid to flowerbeds with woodchip and stones, area to store recycling containers and wheelie bins, outside lighting.





Newton Road, Stoford, Somerset, BA22



## Directions

## Viewings

Viewings by arrangement only. Call 01935 814 929 to make an appointment.

## Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC