

Rolfe East



Manor Farm, West Coker, BA22 9DT

Offers In The Region Of £499,950

- SUBSTANTIAL ATTRACTIVE MODERN NATURAL STONE DETACHED HOUSE.
- PRIVATE DRIVEWAY PARKING FOR THREE CARS.
- CHOICE 'TUCKED AWAY' CUL-DE-SAC LOCATION.
- NO FURTHER CHAIN.
- GENEROUS FOUR BEDROOM ACCOMMODATION (2107 SQUARE FEET).
- ENCLOSED, LEVEL SOUTH-FACING REAR GARDEN ENJOYING GOOD PRIVACY.
- SHORT WALK TO PRETTY VILLAGE CENTRE AND EXCELLENT AMENITIES.
- ATTACHED DOUBLE GARAGE (CURRENTLY STUDIO ROOM AND SINGLE GARAGE).
- SOLAR PANELS, OIL-FIRED CENTRAL HEATING AND UPVC DOUBLE GLAZING.
- SHORT DRIVE TO NEARBY TOWN AND MAINLINE RAILWAY STATION TO LONDON.

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8 Manor Farm, West Coker BA22 9DT

'8 Manor Farm' is a simply lovely, modern, double-fronted, natural stone, detached house (2107 square feet) situated in a choice address near the centre of the village with a level main garden at the rear of the house enjoying a sunny southerly aspect. It is situated in a very popular, modern residential address, a short walk to the village centre amenities. The property boasts a private driveway providing off road parking for three cars leading to an attached double garage. The garage has currently been split into a single garage and attached office / workshop. The main house is very well presented and is heated by an oil-fired radiator and benefits from 5.4 kw solar panels generating income from the Grid and free hot water. The house also has uPVC double glazing. The well-arranged accommodation boasts excellent levels of natural light from dual aspects and comprises entrance porch / boot room, large entrance reception hall, sitting room, open-plan kitchen / breakfast room, dining room, utility room and cloakroom / WC. On the first floor, there is a gallery landing area, large master double bedroom with en-suite shower room, three further generous bedrooms (one currently used as a dressing room) and a family shower room. Countryside is only a short walk away – ideal as you do not need to put the children or the dogs in the car! The town centres of Sherborne and Yeovil are short drives 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. It is also a short drive to the mainline railway station making London Waterloo directly in just over two hours. 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. NO FURTHER CHAIN. MUST BE VIEWED!



Council Tax Band: F



uPVC double glazed front door to

ENTRANCE PORCH / BOOT ROOM: 9'10 maximum x 5'7 maximum. A useful greeting area, natural stone elevations, tiled floor, uPVC double glazed windows to the front and side, multi-pane glazed and panelled front door leads to

ENTRANCE RECEPTION HALL: 12'7 maximum x 14'1 maximum. A large entrance greeting area providing a warm heart to the home. Centralised staircase rises to the first floor. Moulded skirting boards and architraves, understairs storage recess, radiator, telephone point. Doors lead off the entrance reception hall to the main ground floor rooms.

SITTING ROOM: 24'6 maximum x 12'5 maximum. A generous main reception room enjoying a light dual aspect with uPVC double glazed window to the front, uPVC double glazed double French doors open onto the rear garden boasting a sunny southerly aspect, moulded skirting boards and architraves, feature fireplace recess with cast iron log burning stove, paved hearth, two radiators, TV point, telephone point.

Glazed double doors from the entrance reception hall lead through to the dining room providing a full through-measurement of 25'5 maximum.

DINING ROOM: 14'3 maximum x 10'8 maximum. A second generous reception room able to accommodate large dining room table. uPVC double glazed double French doors open onto the rear garden enjoying a sunny south facing aspect. Moulded skirting boards and architraves, oak flooring, radiator.

KITCHEN BREAKFAST ROOM: 16'3 maximum x 10'7 maximum. A range of panelled kitchen units comprising solid composite marble work surface and surrounds, inset double sink bowl and drainer unit, mixer tap over, inset Neff electric hob with centralised extractor fan, decorative tiled surrounds, a range of drawers and cupboards under, integrated Neff dishwasher, integrated under counter fridge, built-in Neff electric double oven and grill, warming drawer, a range of matching wall mounted cupboards with under unit lighting. Recess provides space for upright fridge freezer, radiator. This room enjoys a light dual aspect with uPVC double glazed window to the rear overlooking the rear garden enjoying a sunny southerly aspect, uPVC double glazed door and window to the side, ceramic floor tiles.

UTILITY ROOM: 10'7 maximum x 10'7 maximum. An L-shaped room, uPVC double glazed door to the side, ceramic floor tiles, radiator, moulded skirting boards and architraves, internal window to the entrance porch. Doors lead to fitted cupboard space.

CLOAKROOM / WC: 6'3 maximum x 8'7 maximum. Low level WC, wash basin in work surface, tiled surrounds, cupboards under, space and plumbing for washing machine and tumble dryer, uPVC double glazed window to the side, radiator ceramic floor tiles.

Staircase rises from the entrance reception hall to the first floor landing. A generous gallery landing area measuring 10'11 maximum x 14'6 maximum. Period style balustrade, uPVC double glazed window to the front. Radiator, moulded skirting boards and architraves, ceiling hatch to loft space. Door leads to linen cupboard with slatted shelving. Doors lead off the landing to the first floor rooms.

MASTER BEDROOM: 13'1 maximum x 14'1 maximum. A generous double bedroom, uPVC double glazed window to the rear overlooks the rear garden boasting a sunny southerly aspect. Moulded skirting boards and architraves, radiator, telephone point, panel door leads to

EN-SUITE SHOWER ROOM: 7'10 maximum x 6'3 maximum. A modern white suite comprising low level WC, wash basin over storage cupboard, mixer tap over. Glazed corner shower cubicle with wall mounted mains shower over. Tiling to splash prone areas. Chrome heated towel rail, radiator, uPVC double glazed window to the side, extractor fan, illuminated mirrored bathroom cabinet.

BEDROOM TWO: 16'6 maximum x 9'11 maximum. A second generous double bedroom, uPVC double glazed window to the rear enjoying a sunny southerly aspect. Moulded skirting boards and architraves, radiator. TV point, telephone point, entrance leads to dressing room (formerly bedroom four, providing a full through-measurement of 24'7 maximum).

DRESSING ROOM (FORMERLY BEDROOM FOUR): 7'6 maximum x 12'5 maximum. uPVC double glazed window to the front, radiator, moulded skirting boards and architraves, separate panel door leads back to the first floor landing.

BEDROOM THREE: 13'5 maximum x 8'10 maximum. A third double bedroom, uPVC

double glazed window at the rear overlooks the rear garden enjoying a sunny southerly aspect. Moulded skirting boards and architraves. Radiator.

FAMILY SHOWER ROOM: 7'10 maximum x 9'4 maximum. A modern white suite comprising low-level WC, wash basin over storage cupboards, mixer tap over, large glazed shower cubicle with wall-mounted mains shower over, tiling to splash-prone areas, uPVC double glazed window to the front, chrome heated towel rail and radiator, extractor fan, mirrored illuminated bathroom cabinet.

OUTSIDE: At the front of the property, a dropped kerb gives vehicular access from the head of the cul-de-sac to a private driveway providing off-road parking for two to three cars. Outside lighting. Driveway leads to

ATTACHED DOUBLE GARAGE: Double garage has been split into two areas. First area is a single garage: 17'8 maximum x 8'7 maximum. Timber up-and-over garage door, light and power connected, double glazed Velux ceiling window to the rear, rafter storage above. Integral door leads to room two / office: 17'4 maximum x 9'8 maximum. Light and power connected. Work surface with stainless steel sink bowl and drainer unit, mixer tap over, cupboards under. Floor standing oil fired central heating boiler, uPVC double glazed door to the side. Radiator, door leads to cupboard housing Joule sealed pressurised hot water cylinder with expansion tank and immersion heater.

Timber gate from the driveway leads to paved area at the front and side of the property housing oil tank, space to store recycling containers and wheelie bins, timber storage shed and log store. Paved pathways on both sides of the property lead to the side. outside lighting, undercover area with outside dog washing facility.

The main garden is situated at the rear of the property and measures 41'4 maximum in depth x 38'5 maximum in width. This level rear garden is laid mainly to lawn and enjoys a good degree of privacy. Enclosed by panel fencing, it enjoys a sunny south facing aspect. Paved patio seating area providing quite the sun trap. Outside security lighting, outside power point, picturesque natural stone wall, detached timber summer house with timber decked area and outside power points.





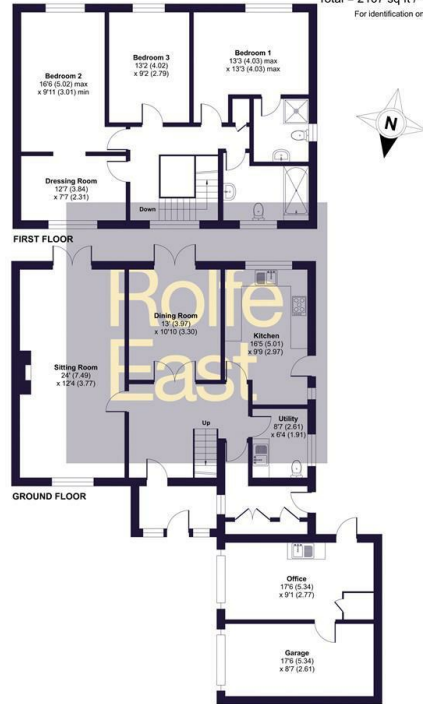
Manor Farm, West Coker, Yeovil, BA22

Approximate Area = 1957 sq ft / 181.8 sq m

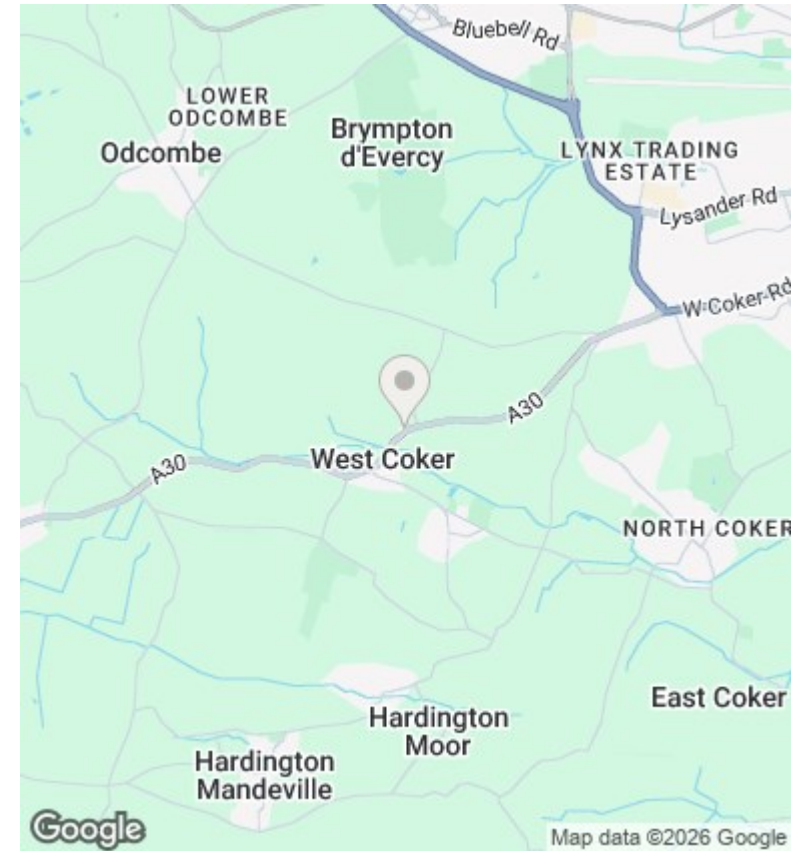
Garage = 150 sq ft / 13.9 sq m

Total = 2107 sq ft / 195.7 sq m

For identification only - Not to scale



① Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Rolfe East Sherborne Ltd. REF: 1036410



Directions

Viewings

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

Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	