

# THE VICARAGE

**EAST COKER • SOMERSET**





# THE VICARAGE

**EAST COKER • YEOVIL  
SOMERSET**

*A Grade II listed former Georgian vicarage and  
adjoining cottage situated in a pretty sought  
after Somerset village*

## **Main House**

Reception hall • Inner hall • Sitting room • Dining room  
Kitchen/breakfast room • Shower room  
Boot room • Boiler room • Cellars

---

Master bedroom

4 Further double bedrooms • Family bathroom

## **Cottage**

Kitchen/dining room • Sitting room  
2 Bedrooms • Bathroom

## **Outside**

Double garage • Fuel store • Parking  
Garden and small paddock

**In all about 1.30 acres (0.53 hectare)**

Yeovil 3 miles (Waterloo 2½ hours) • A303 6½ miles  
Sherborne 8½ miles  
(Distances and time approximate)

These particulars are intended only as a guide and must not be relied upon  
as statements of fact. Your attention is drawn to the Important Notice on the  
last page of the brochure.







## The Vicarage & Cottage

Currently owned by the local Diocese and being sold as the property is no longer required. The Vicarage is a handsome and quintessential example of a late Georgian house and is built with stucco-rendered walls under a Welsh slate roof. The house has many features typical of the period, including generous sized rooms with good ceiling heights, tall sash windows, working shutters and timber floors.

On the ground floor the front doors opens to the reception hall. On one side is the sitting room, which has an open fireplace. On the other is the dining room, with windows on two sides and has an open fireplace and a door through to the kitchen. The inner hall which has an elegant staircase rising to the first floor, illuminated by a tall sash window. At the far end of the inner hall is the kitchen/breakfast room,

which has a walk-in larder and is fitted with a range of wall and floor-mounted units and a 2 oven, oil-fired AGA (light blue). Also off the inner hall are the shower room, boiler room, boot room and access to the cellars.

On the first floor is the galleried lower landing, with doors off to two double bedrooms and the family bathroom. Steps rise to the upper landing, off which are the master bedroom and two further double bedrooms, one of which is en-suite to the master bedroom lending itself to a potential dressing room/en-suite bathroom.

The cottage which requires modernisation, adjoins on the NW side and is self-contained but could be re-incorporated into the main house.



## Situation & Amenities

The Vicarage is situated adjacent to the Grade I listed 15th/18th century manor house - Coker Court, in the attractive and popular village of East Coker, which is set amidst beautiful, rolling countryside. Village facilities include the parish church, village hall, primary school, public house (The Helyar Arms) and The Goose Farm shop just outside the village. For further details visit [www.eastcokerparish.com](http://www.eastcokerparish.com) and [www.eastcoker.com](http://www.eastcoker.com).



In addition to the school in the village, there are a further eleven primary schools within a 3 mile radius to choose from and four state secondary schools within a 5 mile radius. In addition, there is a wealth of excellent private schools close by including Perrott Hill, Hazlegrove and the Sherborne Schools.



There are extensive shopping, business and recreational facilities nearby in the regional centre of Yeovil (3 miles). Other towns within easy driving distance include Crewkerne (7¼ miles) and Sherborne (8½ miles), both of which have a Waitrose supermarket.



Yeovil, Dorchester, Bath and Exeter all provide excellent entertainment venues.



There are several gastro pubs and restaurants within the local area.



The A303 (6½ miles) provides a direct east/west link to the M3 to London and to the M5 at Taunton (25 miles) via the A358.



There is a mainline rail service from Yeovil Junction to London Waterloo taking about 2 hours 20 minutes.



Bristol, Bournemouth and Exeter Airports are all just over an hour's drive away and provide connections within the UK and to many international destinations.

## Garden

The property is approached off the short, no through lane to Coker Court, through a timber, 7 bar gate set between pair of dressed stone entrance pillars and up a gravelled drive to a gravelled parking area in front of the house. The garden lies to the front and one side of the property and comprises a lawn and a number of flower and shrub borders. Beyond is a small paddock bounded by park railings and post and rail fencing. Within the garden there are a number of mature trees including beech and horse chestnut and the drive is partially flanked by box and laurel hedging. To one side of the drive is a double garage and beside the house is a fuel store. To the rear of the house is a tarmac service courtyard. The small cottage garden is laid to lawn with a separate access off a side lane with additional parking. In all the gardens extend to about 1.30 acres (0.53 hectare).

## Services

Mains water, electricity and drainage. Oil-fired central heating and AGA. Cottage: electric heating.

## Fixtures & Fittings

All fitted carpets, curtains and light fittings are included in the sale.

## Tenure

Freehold

## Council Tax

Bands: Main House: G. Cottage: C

## Local Authority

South Somerset District Council. Tel: 01935 462462

## Directions (Postcode BA22 9JG)

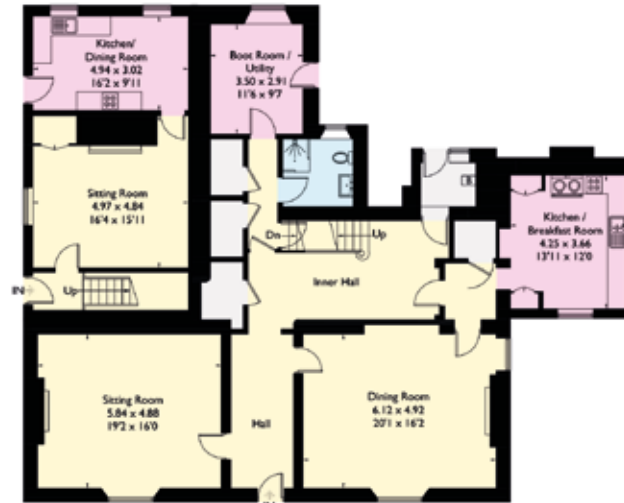
From the A30/West Coker Road in Yeovil, turn into Sandhurst Road, marked by the Mace Convenience store/Post Office, and travel south for just under 1½ miles to a T-junction in the centre of the village and turn left. Continue for about ½ mile and take the first turning right. Carry on for about 70 yards and the entrance to the drive to The Vicarage is on the right.

## Viewings

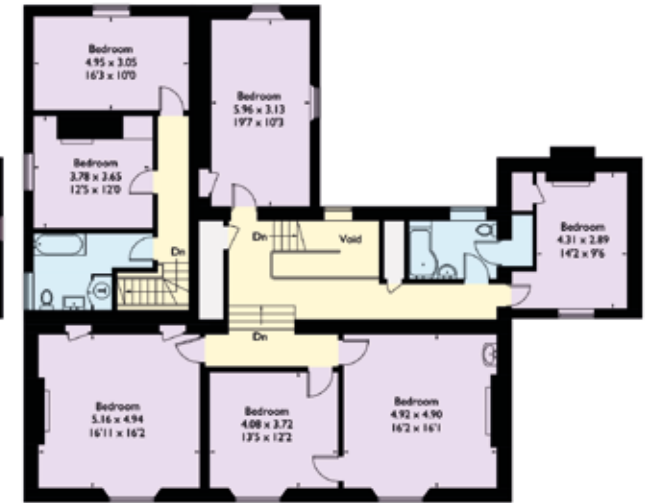
All viewings are by appointment with the sole agents Knight Frank LLP.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage

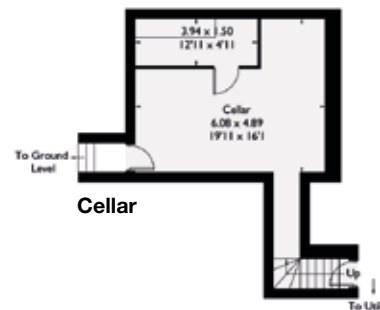
**Approximate Gross Internal Floor Area**  
 Main House = 291.9 sq m / 3142 sq ft (Excluding Void)  
 The Cottage = 92.8 sq m / 999 sq ft  
 Cellar = 34.5 sq m / 371 sq ft  
 Total = 419.2 sq m / 4512 sq ft



Ground Floor



First Floor



Cellar



Cottage

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



01935 812236  
 15 Cheap Street, Sherborne,  
 Dorset DT9 3PU  
 sherborne@knightfrank.com  
 KnightFrank.co.uk

**Important Notice:** Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names. Photographs: May & July 2017. Particulars: September 2017. Kingfisher Print and Design. 01803 867087.