



2 Manor Close, Sparkford, Yeovil

Guide Price
£800,000
Freehold

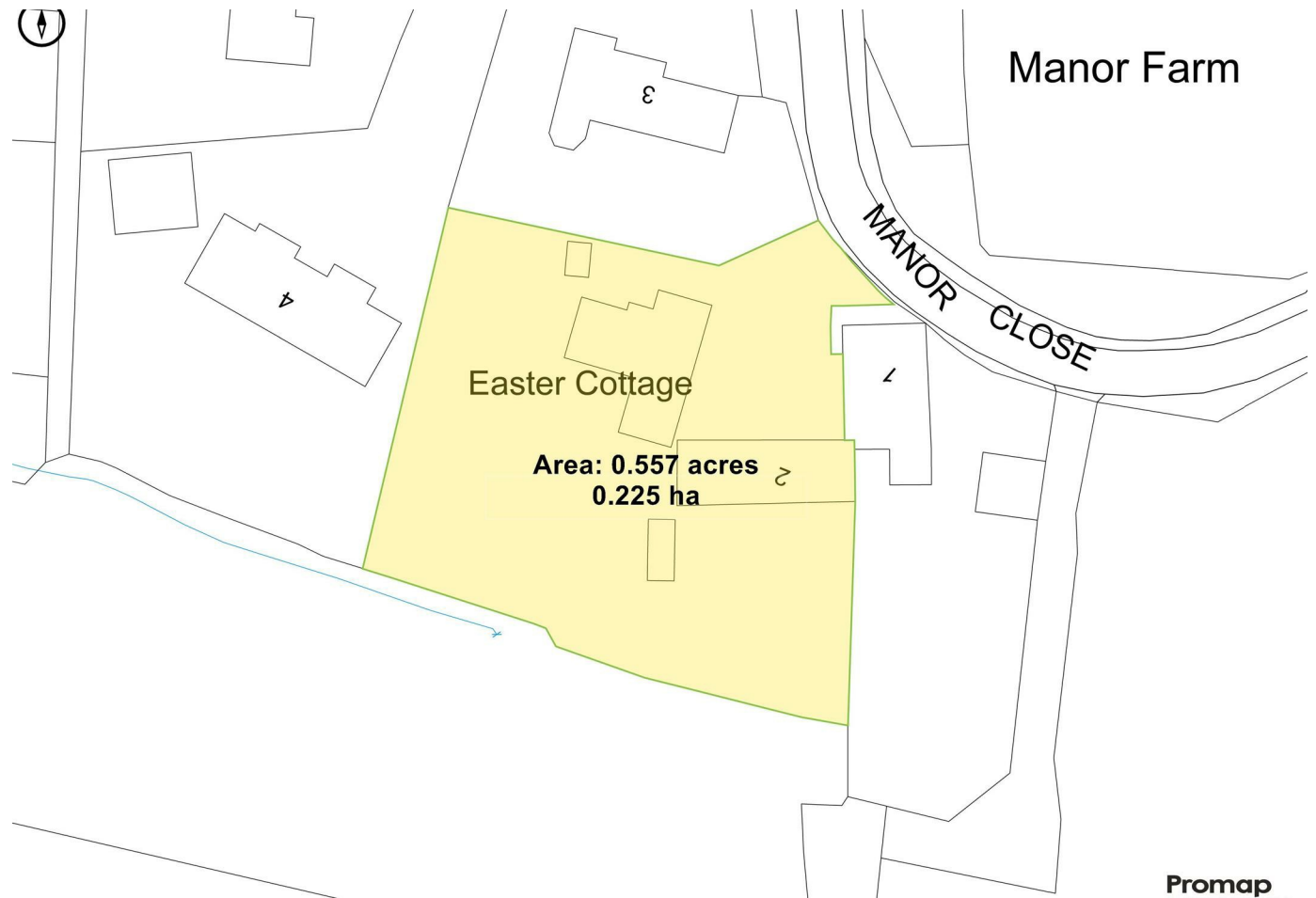
**Symonds
& Sampson**
ESTABLISHED 1858

Offering a wealth of space and flexible options, this five bedroom barn conversion with spacious three bedroom cottage/annexe enjoys wonderful countryside views, ample driveway parking and generous size plot.

**2 Manor Close,
Sparkford, Yeovil,
BA22 7JZ**

- Spacious five bedroom home
- Adjoining, sizable three bedroom cottage/annexe
 - Beautiful countryside views to the rear
 - 0.557 acre garden
 - Ample driveway parking and garage
 - Flexible accommodation

Viewing strictly by appointment
Symonds & Sampson
01935 814488



Promap



This spacious property offers a wealth of accommodation across the five bedrooms and four reception rooms in the main house, with three bedrooms and two reception rooms in the adjoining cottage/annexe. Having previously been two properties, the main house is now one large property with multiple rooms that offer flexibility to meet a range of lifestyle needs. Attached via the garage, the cottage/annexe is deceptively spacious, with two reception rooms, two bathrooms and three bedrooms. The garden is a good-size, level plot measuring 0.557 acres, with ample off road parking and lovely countryside views.



Accommodation

Entering the property via a wooden door, you are welcomed into a spacious entrance hall with the stairs rising to the first floor and access into the music room, study and kitchen. A rear porch with several windows allows a wealth of light to flood into the hallway and leads out to the rear garden.

To the left you enter into the kitchen which has been fitted with a cream shaker style kitchen, with a pine central island. There is a Belfast sink below the window to the front and space for appliances. The room enjoys dual aspect with a window looking over the rear garden and an archway opening into the dining room. The dining room also benefits from a pleasant outlook over the garden and the countryside beyond. A porch from the dining room leads out to the garden and another door leads into a lobby. This lobby provides a great storage space with a round window to the front, as well as being fitted with a wash hand basin which services the WC, which is beyond another door.

From the hallway, there is a room to the front that previously was used as a kitchen, but is now a music room, and as such, still has a hot and cold water feed that has been capped off, should anyone wish to reinstate it. There is a window over looking the front and the oil central

heating boiler.

Also off the hallway is a study that has a lovely outlook over the rear garden which can be enjoyed from the window seat. A door leads into the sitting room which is a well-proportioned, dual aspect room with French doors leading out to the garden and two windows to the side. The sitting room has character features, including exposed beams and a open fireplace with stone surround and hearth and an exposed brick chimney breast.

From the hallway, stairs rise to the first floor where there is a bright and spacious landing. There are several storage cupboards with hanging rails and two airing cupboards housing hot water tanks. Two windows contribute to making this a lovely light space and exposed beams add a touch of character. There are doors to all bedrooms and the family bathroom.

The master bedroom is situated at the far end of this spacious home and enjoys wonderful views of the countryside to the south. There are two windows, one to the rear with a window seat and one to the side with exposed beams. A door leads into the en suite which has a walk in shower, WC, wash hand basin and a heated towel rail. There are shelves built into the alcove and an obscure double glazed window.

All four of the other bedrooms also have southerly aspect windows that over look the garden and views beyond, and are well proportioned. Two of the bedrooms have built in wardrobes and two have wash hand basins. Bedroom five also has a window seat that enjoys the far reaching views.

The family bathroom has been fitted with a white suite comprising of a WC, wash hand basin and bath with shower over. There is an obscure double glazed window to the front.

The Cottage/Annexe

In addition to the spacious main house, there is also a well-proportioned three bedroom, two bath, two reception room adjoining cottage. Whether you're after multi-generational living, a separate income pot or just more space, the annexe offers light and airy accommodation and can be run independently from the main house with it's own electricity and oil supply, and access to the garden that could be separated.

Welcoming you via it's own front door into a bright entrance hall, there are doors leading to two reception rooms and a WC. There is an understairs cupboard which houses the combination, oil central heating boiler. The sitting room is a delightful, well-proportioned space that enjoys triple aspect. There are French doors leading out to the





garden and an electric fireplace with surround and hearth.

The dining room is situated off the hallway and has French doors leading out to the driveway in front of the annexe. A door leads into the kitchen which has been fitted with a range of wall, base and drawer units with worksurfaces over and a sink and drainer situated below a window. There is space and plumbing for a range of white goods and appliances. A stable doors leads into a rear porch which leads out to the garden.

Upstairs there are three double bedrooms, all are well-proportioned light rooms with windows that have a pleasant outlook. Bedroom one has the added benefit of built in wardrobes. The landing is spacious and has a good size linen cupboard fitted with a radiator for storage.

There are two bathrooms in the annexe, one is fitted with a WC, wash hand basin, bath and bidet with a Velux window and heated towel rails. The other wash room has been fitted with a 4 piece suite, comprising of WC, wash hand basin, bath and shower cubicle.

Outside

Sitting on a 0.55 acre plot, the property offers a spacious, level garden that can enjoy the far reaching views to the rear.

A five bar gate opens onto a large tarmac driveway providing ample off road parking for multiple vehicles and access to both the house and the annexe, as well as the garage. The garage has wooden bi-fold doors and a pedestrian side door which opens into the rear garden. There is light, power and water connected as well as steps up to an attic room which currently provides a great storage space.

The rear garden could easily be split to give the cottage/annexe it's own separate garden, but currently has access all the way around. The area leading out from the main house has a large patio area, facing to the south, which is a lovely space to sit or enjoy al fresco dining. There is a level area laid to lawn which has a stone wall running along the southern boundary, and an area laid to gravel to the side, There is an archway from the patio area leading through to an outbuilding and to the rest of the garden. The two oil tanks are situated next to the garage and there is a timber shed. There is another area of lawn that previously was a healthy vegetable patch, however, there is still a great selection of fruit trees and mature shrubs.

Situation

The property is situated in a small cul de sac on the edge of the village of Sparkford, in the Vale of Camelot with outstanding country view and nearby walks. This friendly village has a church, pub/inn, playing field and an active parish hall for Scouts and toddler groups. Schools include

Hazelgrove Preparatory School (in Sparkford) and there is the nearby pre-school and primary school of Countess Gytha in Queen Camel. The village is ideally located for access to the A303 link road and there are nearby mainline railway stations in Sherborne (Waterloo to Exeter) and Castle Cary (Weymouth to Salisbury, Bath, Bristol and London Paddington)

Services

Mains electric, drainage and water
 Oil central heating to both properties
 Somerset Council - <https://www.somerset.gov.uk/>
 Main house council tax band F
 Annexe council tax band D
 Main house EPC: F
 Annexe EPC: D

Direction

From the A303 Sparkford roundabout take the exit in to the village, passing the Sparkford Inn on the left hand side, follow this road round onto the Avenue. Turn right onto Church Road and follow the road for approximately a third of a mile, turning right onto Manor Close. Follow the cul de sac round and number 2 will be found on the left hand side behind a wooden 5 bar gate.

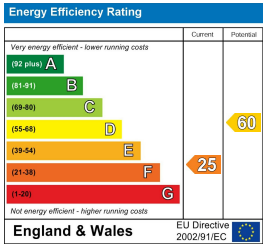
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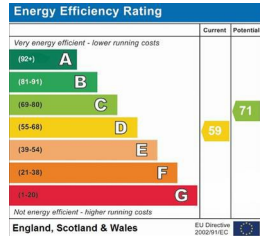


Manor Close, Sparkford, Yeovil

Approximate Area = 2401 sq ft / 223 sq m
 Annex = 1963 sq ft / 182.4 sq m
 Garage = 546 sq ft / 50.7 sq m
 Total = 4910 sq ft / 456.1 sq m
 For identification only - Not to scale



EPC Main House

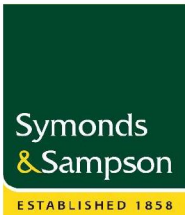


EPC Annexe

SHE/AWW/092023



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2023. Produced for Symonds & Sampson. REF: 1023857



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