

The logo for Symonds & Sampson, featuring the company name in white text on a dark green rectangular background with a thin yellow horizontal line at the bottom.

Symonds
& Sampson

A green real estate sign with white text, placed in the front garden. It includes the company name, a phone number, and the word 'FOR SALE' in yellow.

Symonds
& Sampson
01968 814488
FOR SALE

2 Middle Farm Cottage

Little Weston, Yeovil

2 Middle Farm

Little Weston

Yeovil

BA22 7HP

Enjoying a beautiful setting in the idyllic, rural hamlet of Little Weston, this charming three bedroom semi detached cottage offers spacious rooms, off road parking and lovely countryside views.



- Three bedroom semi-detached cottage
- Idyllic, quiet location in a pretty hamlet
- Beautiful outlook over the surrounding countryside
 - Well-presented throughout
 - Driveway parking
 - Low maintenance rear garden

Guide Price £349,950

Freehold

Sherborne Sales
01935 814488

sherborne@symondsandsampson.co.uk



ACCOMMODATION

Entering the property by the front door, you are welcomed into an entrance hall.

The sitting room is a light and bright space with an attractive large window overlooking the rural vista and a floor to ceiling recessed cupboard. The kitchen/diner is fitted with stylish cabinetry and wooden worktops. There is also a traditional pantry larder offering excellent storage. The downstairs bathroom is furnished with contemporary white suite.

Upstairs offers three bedrooms, all with outstanding rural views, latch doors and original cast iron fireplaces.

OUTSIDE

The property benefits from off road parking on a shingle drive, accessed over the adjoining cottage drive but with a right of vehicle and pedestrian access in place.

To the rear of the property is a level garden, laid largely to gravel and patio. There are two useful and in keeping stone built sheds.

SITUATION

Little Weston is a charming hamlet nestled in the beautiful Vale of Camelot countryside. Nearby Sparkford has a church, pub/inn, playing field and an active parish hall. Schools include Hazelgrove Preparatory School and they pre-school and primary school in Queen Camel. Sherborne has a regular mainline service to Waterloo taking about 2.5 hours and there is a fast train service from Castle Cary (5 miles) to Paddington, which takes about 90 minutes.

SERVICE

Mains water and electric. Oil fired central heating
Private drainage, shared with the adjoining cottage with costs split 50/50 for emptying and maintenance.

Ultrafast broadband is available. Indoor mobile coverage is limited inside, outside is likely. (Source: Ofcom <https://checker.ofcom.org.uk/>)

The government flood risk assessment reports high risk of surface water flooding. The Government's flood risk assessment at <https://check-long-term-flood-risk.service.gov.uk/risk#> gives the flood risk of an area, not a specific property. The owners report there have been no issues for this property with flooding during their or previous ownerships.

AGENTS NOTES

2 Middle Farm Cottages has vehicle right of access over the front drive as well as pedestrian right of way via a path to the rear of the poperies, over number 1.



2 Middle Farm Cottages, Little Weston, BA22 7HP

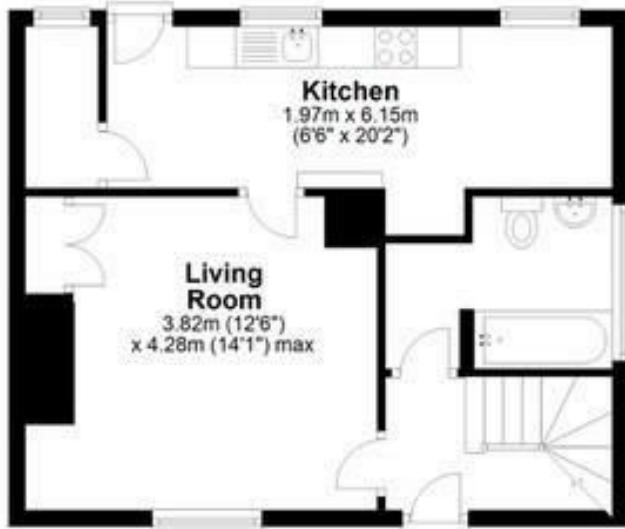
Approximate Floor Area: 924 sq feet, 85 sq meters

Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A	82	
Energy efficient	B		
Decent	C		
Needs to be improved	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - higher running costs	F		
Very poor energy efficiency - very high running costs	G		
		43	

England & Wales EU Directive 2002/91/EC

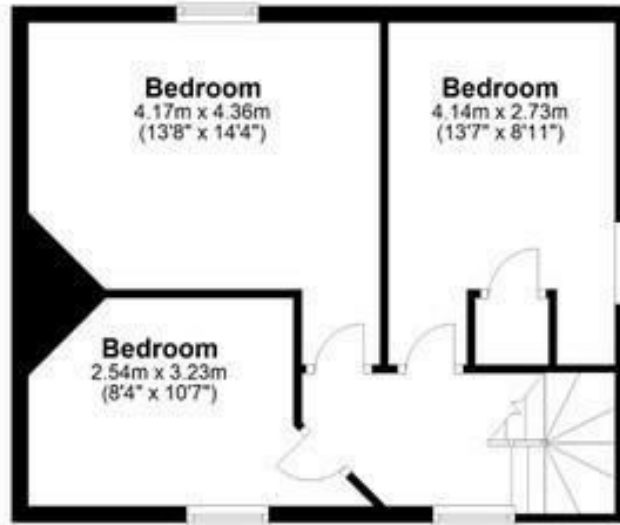
Ground Floor

Approx. 42.1 sq. metres (452.7 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.8 sq. feet)



This floor plan provided by Home Circle Property Marketing Specialist is for illustrative purposes only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate, and no responsibility is taken for any error, omission or misstatement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or marketing/letting agency and should not be relied upon. If there is any area where accuracy is required, please contact the appropriate agent for clarification.



SHERB/AW/0924



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