

Symonds
& Sampson

Field View

1a Chapel Lane, Yenston, Templecombe

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1a Chapel Lane
Yenston
Templecombe
BA8 0NH

Nestled in a quiet hamlet within Yenston, this charming two-bedroom cottage boasts a prime position on a no-through road, backing onto a picturesque hillside.

Beautifully presented with an impressive oak-framed extension, this property is available to the market with no onward chain.



- Semi detached two bedroom cottage
 - Beautiful oak framed extension
 - Hamlet location
 - Backing onto open countryside
 - On street parking
 - No onward chain

Offers In Excess Of £300,000
Freehold

Sherborne Sales
01935 814488
sherborne@symondsandsampson.co.uk



THE DWELLING

This charming semi-detached, two-bedroom cottage features classic stone elevations beneath a tiled roof. Enhanced with a ground-floor extension, the addition seamlessly blends with the property's original character and charm.

ACCOMMODATION

The ground floor showcases a stunning oak-framed extension at the rear, creating a bright and spacious kitchen-diner. Fully equipped to meet all culinary needs, the kitchen features oak work surfaces and a breakfast bar, complemented by shaker-style units with ample space for white goods. The dining area benefits from two skylights and southerly facing bifold doors that open onto the rear. The living room enjoys a front aspect, featuring wooden shutters and a hamstone fireplace with an inset wood burner as the heart of the room.

The first floor comprises two inviting bedrooms, with the master bedroom benefiting from built-in wardrobes and housing the airing cupboard. The newly fitted shower room on this level features a vanity unit, WC and a walk-in rainfall shower.

GARDEN

The rear garden offers impressive depth and is beautifully landscaped with vibrant flower borders. Accessed from the kitchen diner through bifold doors, the patio area enjoys a southerly aspect. Toward the end of the garden, you'll find raised beds, a charming rose garden, a garden shed and a gate opening onto a path that leads to the end of the terrace.

SITUATION

The village of Yenston lies in the heart of unspoiled Blackmore Vale, surrounded by the Dorset Downs and easily accessible. Part of Henstridge parish, which spans over 4,000 acres and includes settlements like Henstridge Ash and Whitechurch, Yenston offers a peaceful rural setting. The village itself has a primary school, two pubs, a restaurant, a village shop/post office, and a church. The historic towns of Sherborne, Shaftesbury, and Yeovil are nearby, while the A30 and A303 provide convenient road links, and Templecombe offers a mainline train to London Waterloo. The surrounding countryside is ideal for walking, cycling, and riding, with the coast at Bournemouth/Poole within an hour's drive.

MATERIAL INFORMATION

Mains electric, water and drainage connected to the property. Electric central heating. The loft is partly boarded, offering a light and ladder. Broadband - Ultrafast broadband is available. Mobile phone network coverage is likely outside. (Information from Ofcom <https://www.ofcom.org.uk>) Somerset Council Council Tax Band: B

DIRECTION

What3words - ///microchip.fussy.swimmer



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92 plus A		86
81-91 B		
69-80 C		
55-68 D		
49-54 E		
41-48 F		
35-40 G	52	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Chapel Lane, Yenston, Templecombe

Approximate Area = 945 sq ft / 87.7 sq m

Outbuilding = 33 sq ft / 3 sq m

Total = 978 sq ft / 90.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1194280



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01935 814488

sherborne@symondsandsampson.co.uk
Symonds & Sampson LLP
4 Abbey Corner, Half Moon Street,
Sherborne, Dorset DT9 3LN



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