



## YEW TREE HOUSE

Corscombe, DT2 0NX

Price Guide £800,000

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

An attractive detached Grade II Listed house which is believed to date from late 18th and early 19th century. The property is surrounded by its own gardens in a superb location in the center of this ever popular West Dorset village.

Yew Tree House is currently in need of some refurbishment and has excellent light, spacious and flexible accommodation which includes 4 bedrooms, 2 reception rooms, kitchen and a ground floor bedroom with ensuite shower room. There are period features including a stone inglenook fireplace with beam in the sitting room and some window seats and shutters. Directly to the rear of the property is a courtyard with a good range of outbuildings. There is also a double garage and ample parking.

## Situation

The local area\*

4.5 x miles - Beaminster

7.6 x miles - Yeovil Train Station

12 x miles - Jurassic Coast at West Bay

\*All distances approximate and sourced from Google Maps.

## The local area

Corscombe is a pretty village situated between Dorchester & Yeovil with an attractive village pub, active village hall, Church and children's play park. There are plentiful walks nearby but one of note is The Old Harrow Way (Common Lane); a Neolithic trackway dated by archaeological finds. The nearby market town of Beaminster is located a mere 4 miles south; offering a variety of shops, independent boutiques, restaurants and professional services.

## Local Authority

Dorset Council Council Tax Band: F

Tenure: Freehold

EPC Rating:



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## Porch

## Sitting Room

An attractive dual aspect room with feature open fireplace with surround, mantle, cupboards and radiator. Door to workshops. Alcove with shelving and cupboard.

## Dining Room

A fine room with a splendid stone inglenook fireplace with beam and fitted wood burner. Ceiling beam and 2 window seats.

## Kitchen/Breakfast room

Rayburn oil fired stove providing hot water, single drainer sink unit plumbing for washing machine, tiled floor and window seat.

## Rear Lobby

Door to courtyard.

## Cloakroom

Suite comprising Hand basin and low level w/c.

## Bedroom 5

## En suite Shower room

Suite comprising shower cubicle, low level w/c and hand basin.

## First Floor

## Landing

Airing cupboard.

## Bedroom 1

Radiator and hand basin. Cupboard.

## Bedroom 2

Radiator and cupboard.

## Bedroom 3

Cupboard.

## Bedroom 4

Hand basin.

## Family Bathroom

Suite comprising panelled bath, low level w/c and hand basin.

## Outside

## Rear Courtyard

Adjoining the house to the rear is a courtyard with an excellent range of outbuildings which include 2 workshop/stores with loft room over, open fronted store and 2 further store rooms.

## Gardens

The house is surrounded by its own gardens which are primarily lawned and include a variety of mature trees and shrubs including Yew. There is also an orchard area with apple and pear trees. To the rear is a parking area with a double garage.

## Material Information

- Mains electric and water.
- Part oil fired central heating.
- Mains drainage
- Broadband and Mobile signal or coverage in the area.

Construction is brick and stone under a mainly slate roof.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

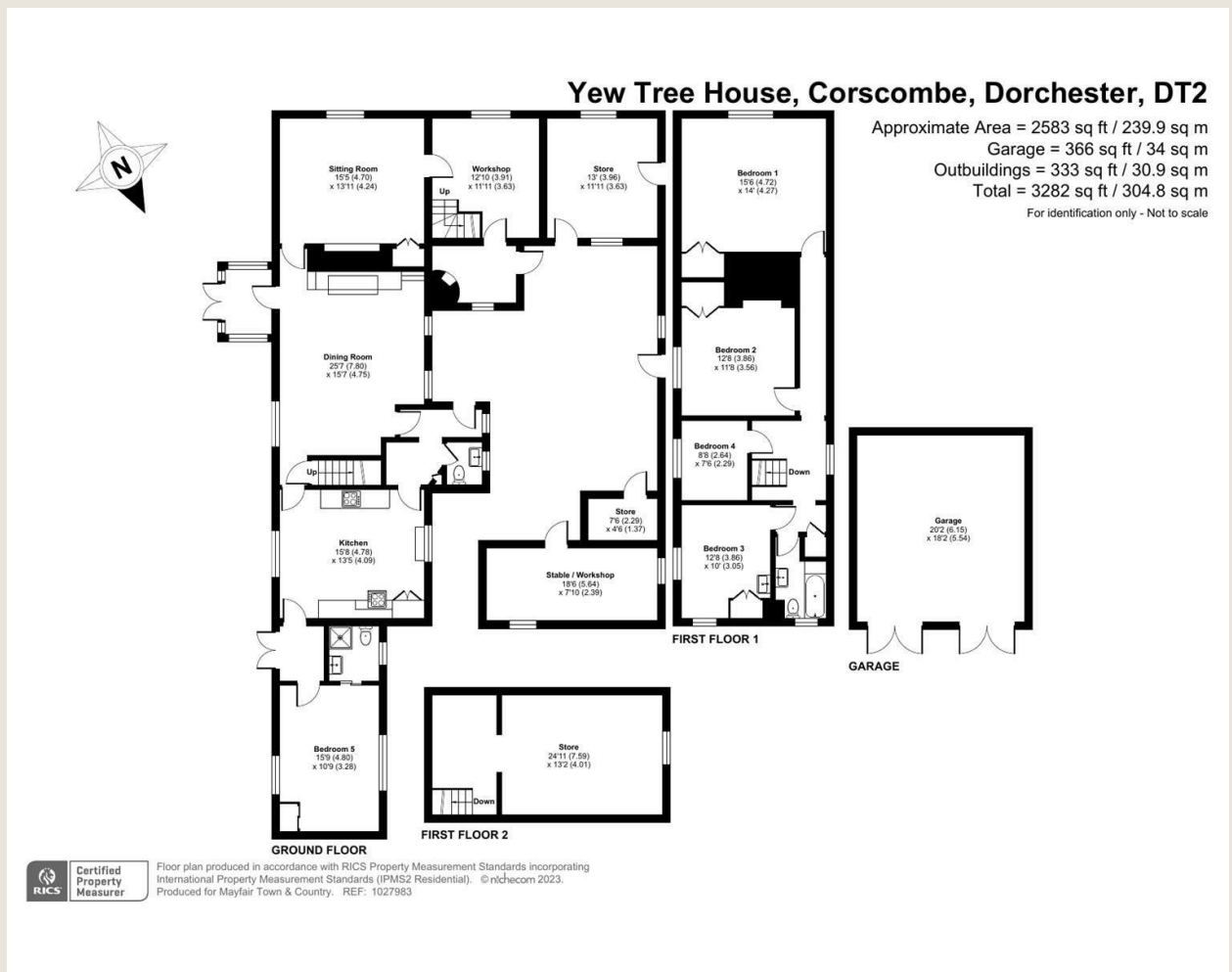
[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)

For planning applications, please contact West Dorset District Council.

<https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning/planning-application-search-and-comment>

## Purchasers Note

The owners of an adjacent property have a right to use a driveway through the rear garden.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01308 862606

beaminster@mayfairproperties.net

**IMPORTANT NOTICE**

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

