

Towers Wills

Town & Country

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The Lodge, 100 High Street, West Coker, Yeovil, Somerset BA22 9AU

Offers Over **£350,000**

Towers Wills are delighted to bring to market this stunning and unique cottage situated on the outskirts of West Coker. This Grade II listed, semi-detached property benefits from an abundance of character features, including stained glass mullion windows, flagstone floors, log burners and studded doors all set within a large plot and garden that sits alongside the local stream. The additional benefit of ample parking and a double garage with useable guest/hobby/studio room above, completes this must-see home.

Entrance Hall

With studded door to the front and flag stone flooring.

Sitting Room 4.48m x 3.32m – maximum measurements

Two mullion leaded stained-glass windows to the side with secondary glazing, continuation of flagstone flooring from the entrance hall, log burner and two radiators.

Dining Room 4.51m x 3.65m – maximum measurements

With leaded stained-glass mullion windows to the front with secondary glazing, double glazed window to the side, fitted cupboards and multi-fuel burner.

Agents Note

The multi-fuel burner is used to heat both water and when required, the central heating.

Kitchen 6.03m x 2.07m – maximum measurements

Comprising of a range of wall, base and drawer units with solid beech wood doors, work surfacing with one and a half bowl porcelain sink drainer, double glazed windows to the front, stable door to the front courtyard, electric panel radiator, two velux skylights, Range style cooker with electric oven and gas hob, extractor fan, space for washing machine, integrated dishwasher and space for fridge freezer.

Agents Note

The gas is fuelled by LPG tank situated in the courtyard.

Courtyard

There is a log store with LPG gas tanks, outside tap and further studded door leading to the front and parking area.

First Floor Landing

With loft access.

Bathroom 2.22m x 2.83m – maximum measurements

Comprising low level shower cubicle with electric shower, wash hand basin, w.c, leaded mullion windows to the side, radiator, extractor fan and airing cupboard with solid oak doors which includes immersion tank.

Bedroom One 3.37m x 4.49m – maximum measurements

Leaded stained-glass mullion windows to the side with secondary glazing, fitted storage, feature fireplace and radiator.

Bedroom Two 2.21m x 3.75m – maximum measurements

Leaded stained-glass mullion windows to the front with secondary glazing, radiator and freestanding wardrobe and storage unit.

Outside

To the front of the property there is a gravel parking area for two vehicles with planted beds and additional shared parking area for four vehicles.

Garden

Key Features

- Grade II Listed
- Village of West Coker
- Semi-detached Cottage
- Character Features
- Ample Off Road Parking
- Double Garage with Room Above
- Gardens

Contact Us

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There is a mature garden which is largely laid to lawn with planted beds, six raised vegetable beds, patio area, wooden shed, access to the double garage and studio/hobby room, and benefits from countryside views.

Double Garage

Two separate garages, both with double doors to the front, power and light, personal door to the garden and double glazed window to the rear.

First Floor Above the Double Garage

Guest Room Studio/Hobby Room 3.55m x 7.44m – maximum measurements (restricted head height)

With under eaves storage, single glazed leaded stained-glass window to the side and four velux windows (two to the front and two to the rear).

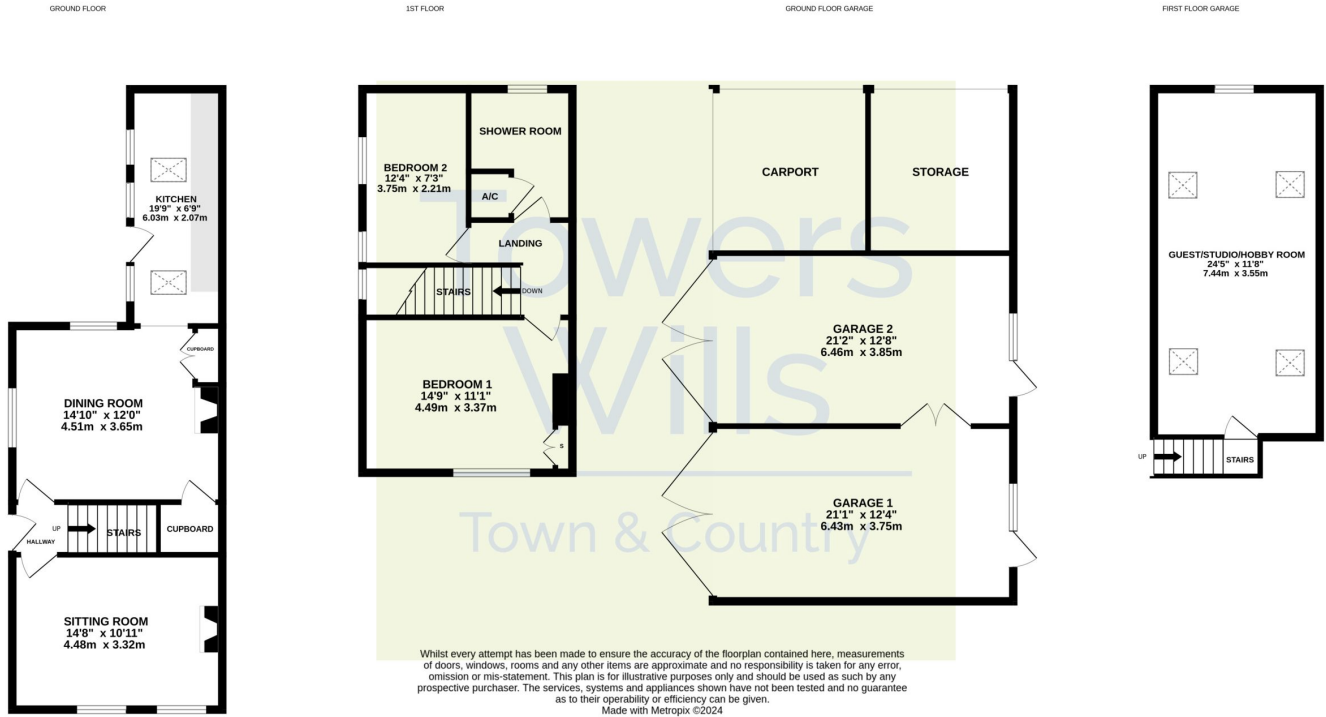
Carport

Includes a car port to the side for one vehicle and additional useful storage area (currently used as log store).

EPC exempt



Floor Plan



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Towers Wills

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