

The Cottage

Clifton Maybank, Yeovil





An extended and superbly refurbished unlisted former gardener’s cottage set in a good-sized, part-walled garden in an unspoilt rural setting.

Yeovil Junction Station 1 mile (Waterloo 2 hours 16 minutes), Yeovil town centre 3 miles,
Sherborne 5 miles, Bristol Airport 42 miles
(Distances and times approximate).



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Summary of accommodation

Main House

Ground Floor: Entrance hall | Sitting room | L-shaped garden room & study | Kitchen/dining room
Boot room | Utility room

First Floor: Landing | Principal bedroom with ensuite wet room | Guest bedroom with ensuite wet room
Two further double bedrooms | Family bathroom

Outbuildings & Garden

Parking | Double garage | Garden store | Garden

Situation

(Distances and times are approximate)

The Cottage is situated off a country lane amidst pretty, unspoilt countryside between the Abbey town of Sherborne and the larger town of Yeovil.



Both Sherborne and Yeovil have a wide range of shops and local businesses capable of meeting most day to day needs.



The area offers an extensive choice of schools from both the state and independent sectors covering all age groups.



The A30 and A37, both main arterial roads through the region, are nearby and the A303, is about eight miles away.



Yeovil Junction railway station, only a mile away, is on the West of England Main Line providing regular services to Exeter St. David's and Waterloo.



Bristol and Exeter airports are both about an hour's drive away.



The Cottage

The Cottage is set back off a country lane in a lovely, south east facing setting with views across lush countryside towards the prominent Melbury Hill in the distance. The cottage, which is unlisted, was originally built to house the gardener employed at the neighbouring Clifton Maybank House. It was purchased by the current owner in 2021 in a somewhat tired state and then sympathetically extended and totally refurbished to an extremely high standard. It is built of local stone with the older part of the cottage sheltering under a thatched roof, whilst a slate roof covers the later extension.

Although it is unclear when the original cottage was built, it still retains original architectural features that include ceiling beams, a lovely, wide inglenook fireplace, complete with bread oven, in the sitting room and stone flagged floors in both the entrance hall and sitting room. The cottage has two large reception rooms and a good-sized, fully fitted kitchen/breakfast with lovely, far reaching views. Upstairs there are a total of four double bedrooms, all with fantastic views out over the surrounding countryside.

The principal and guest bedrooms have their own ensuite wet rooms and the two remaining bedrooms share the family bathroom.



Outside

The cottage stands in about half an acre, which has been landscaped to open up the view and encompasses a good-sized parking area, double garage block and stone-built garden store. The grounds are bound by walling/stock-proof fencing and enjoy a high degree of privacy from anyone passing on the lane.

Property Information

Tenure: Freehold

Services: Mains water & electricity. Private drainage (sewage treatment plant). Heating via air-source heat pump. Photovoltaic panel. EV charging point.

Local Authority: Somerset Council
(www.somerset.gov.uk).

Council Tax: Band F

EPC: D

Postcode: BA22 9UZ

What3Words: //encounter.pushy.curving

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



Approximate Gross Internal Floor Area

Main House = 258 sq m / 2,777 sq ft

Garage = 40 sq m / 430 sq ft

Total Area = 298 sq m / 3,207 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2025. Photographs and videos dated April 2025.

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