



**Connells**

1 The Old Yard  
Templecombe



# 1 The Old Yard Templecombe BA8 0AQ

for sale offers in excess of  
**£700,000**



Nestled within approximately 1.22 acres of picturesque countryside, this four bedroom detached house offers an idyllic retreat with breathtaking, far-reaching views. The property seamlessly combines modern living with rural charm, featuring an open plan living space where a snug transitions effortlessly into the dining room and kitchen. This contemporary layout is ideal for both family life and entertaining guest. Among the four spacious bedrooms, two benefit from integrated storage, providing ample space to keep your belongings organized and maximising the rooms' functionality. The house is equipped with solar panels reflecting a commitment to sustainability and reducing energy costs. Outside, the property boasts generous off-road parking, a formal garden, a paddock, and a delightful summer house, creating a versatile outdoor space for various activities and relaxation. Adding to the property's allure is a substantial self-contained annexe, thoughtfully converted from a natural stone barn. This charming addition offers potential as a separate living space or as an investment opportunity to generate extra income. While it currently stands independently, there's the potential to link the annexe to the main house, enhancing its versatility further.

## Entrance Porch

The entrance porch has two double glazed windows to the side of the property. It has a radiator.

## Cloakroom

The cloakroom has a double glazed frosted window to the side of the property. It has a WC, a wash hand basin, a radiator and lino flooring.

## Sitting Room

21' 9" x 14' 6" ( 6.63m x 4.42m )

The sitting room has two double glazed windows to the side of the property, two double glazed windows to the front of the property and double glazed French doors to the rear garden. It has two radiators and a natural stone open fireplace.

## Kitchen

9' x 9' 9" ( 2.74m x 2.97m )

The kitchen has two double glazed windows to the rear of the property. It has both wall and base units, space for white goods, an extractor hood, a 1 and a half bowl sink and drainer with tile splashback, a larder cupboard and cork tile flooring.

## Dining Room

14' 4" max x 10' 3" max ( 4.37m max x 3.12m max )

The dining room has two double glazed windows to the side of the property and a door to the rear hallway leading to the rear garden. It has a boiler cupboard and a radiator.

## Lounge / Snug

14' 5" max x 11' max ( 4.39m max x 3.35m max )

The lounge / snug has two double glazed windows to the front of the property and two double glazed windows to the side of the property. It has a wood burner and a radiator.

## Utility Room

6' 4" x 7' 8" ( 1.93m x 2.34m )

The part tiled utility room has two double glazed windows to the side of the property. It has space for white goods, a sink and lino flooring.

## Rear Entrance Hall

The rear hall has a door to the side of the property and a door to the rear of the property. It has a sink and a radiator.

## First Floor Landing

The first floor landing has a radiator and offers loft access.

### Bedroom 1

14' 6" max x 11' 8" max ( 4.42m max x 3.56m max )

The first bedroom has four double glazed windows to the front of the property. It has a radiator.

### Bedroom 2

14' 6" max x 11' 9" max ( 4.42m max x 3.58m max )

The second bedroom has four double glazed windows to the front of the property. It has integrated storage and a radiator.

### Bedroom 3

9' 10" x 9' 3" ( 3.00m x 2.82m )

The third bedroom has two double glazed windows to the side of the property and two double glazed windows to the rear of the property. It has a radiator.

### Bedroom 4

9' 9" max x 6' 10" max ( 2.97m max x 2.08m max )

Bedroom four has two double glazed windows to the rear of the property and two double glazed windows to the side of the property. It has integrated storage and a radiator.

## Bathroom

The first floor bathroom is split into two separate rooms.

Bathroom 1: The first bathroom is part tiled, it has a double glazed window to the rear of the property. It has a wash hand basin, a bath, a radiator and lino flooring.

Bathroom 2: The second bathroom is part tiled, it has a double glazed window to the rear of the property. It has a WC, a wash hand basin, a shower, a radiator and lino flooring.

## Self-Contained Annexe

### Ground Floor Living Space

26' 11" max x 15' 6" max ( 8.20m max x 4.72m max )

The living space has three double glazed windows to the side of the property, a door to the side and double glazed bifold doors to the rear of the property. It has 3 radiators.

The space has both wall and base units, an integrated oven, a sink and space for appliances.

### Ground Floor Shower Room

The wet room has a WC, a wash hand basin, a shower and a heated towel rail.

### Ground Floor Bedroom 1

12' 1" x 8' 9" ( 3.68m x 2.67m )

The first bedroom has a double glazed window to the side of the property and a double glazed window to the front of the property. It has a radiator.

### First Floor Bedroom 2

33' 6" max x 13' 11" max ( 10.21m max x 4.24m max )

The first floor space has 2 sky lights, a double glazed window to the front of the property and a double glazed window to the rear of the property. It has integrated storage and a radiator.



## Outside Front Garden

The driveway has space for 7 - 8 cars and gives access to the paddock.

## Rear Garden

The annexe garden has a raised patio. The garden area from the property is patio to lawn. It has approximately 1.22 acres of land including a paddock.













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**EPC Rating: E**

Tenure: Freehold

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