

# High Street

Queen Camel, Yeovil, BA22 7NE



**£495,000 Freehold**

A charming four/five bedroom thatched cottage situated within the heart of the village, retaining its character and period features throughout with an enclosed cottage style garden to the rear and gravelled off road parking. Viewing comes highly recommended to feel the real charm and atmosphere of this house for yourself.

# High Street Queen Camel BA22 7NE

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## £495,000 Freehold

### DESCRIPTION

The Cobblers is a charming period village house built of stone with a thatched roof and a one-bedroom annex. The house which was originally the village cobbler's house and shop is believed to date back to the 17th century and has period features and charm throughout. It is ideally located for easy access to Queen Camel's shops and facilities, and although situated in a Conservation Area it is not Listed. It was rethatched in 2008 with water reed which has a far longer life span than the more common wheat reed. This much-loved family home has been occupied by the current owners for 20 years and offers flexible accommodation for all the family.

A side door leads from the parking area through an enclosed entrance porch into the entrance lobby with access to the annex and shallow steps down to the central hallway. This in turn opens into the kitchen/dining room, sitting room, front hallway, utility room and downstairs w.c. The kitchen/dining room is well-proportioned with lots of natural light, a beautiful inglenook fireplace with wood burning stove, and plenty of space for armchairs or a sofa which makes it an ideal family room. It has free-standing farmhouse-style units and room for a big kitchen or dining table. The large double aspect sitting room has a woodburning stove in one of the two inglenook fireplaces and looks out into the front and rear gardens.

The annex can be accessed from the house but has the benefit of its own outside door which makes it suitable for

Airbnb or longer lets. It consists of a bedroom, sitting room, shower room, utility room, patio area and enclosed garden. Upstairs The Cobblers has four bedrooms, three of them doubles including one with a large storage area which could make a great teenager's den or be turned into an en-suite bathroom. Three of the bedrooms have built in wardrobes and there is a family bathroom with shower over the bath. The landing offers access to the attic which has an abundance of storage space.

### OUTSIDE

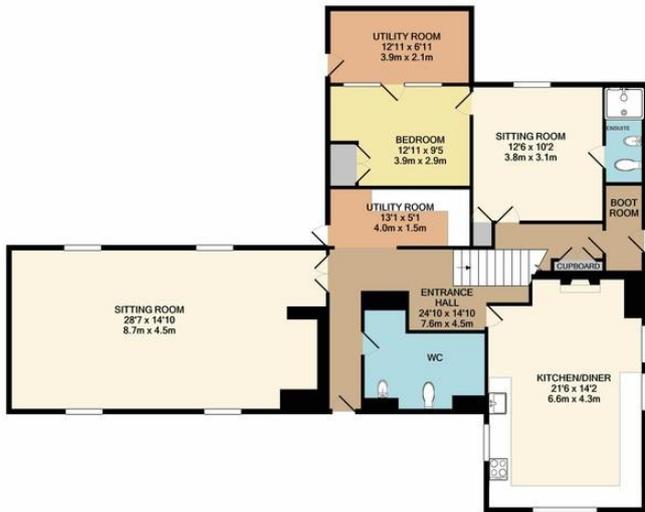
The main house and the annex have separate patio areas and there is a pretty cottage-style garden with mature flowerbeds and borders, lawns, a selection of fruit trees and a feature pond. There are useful storage sheds with a workshop area and off-road parking for several cars.

### LOCATION

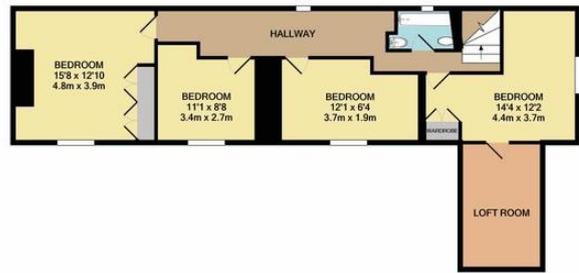
The Cobblers is centrally located in the attractive village of Queen Camel and situated about six miles from Castle Cary, Yeovil and Sherborne with their railway connections to Paddington, Waterloo, Exeter, Bath and Bristol. The village has a village store, medical centre, primary school, public house, fine parish church, hourly bus service and easy access to the A303 at nearby Sparkford. Castle Cary offers independent shopping and professional facilities, the ancient Abbey town of Sherborne is well known for its beauty and high-quality schools and has a good range of shops and boutiques including Waitrose, and Yeovil has a large range of shops and other amenities. Bruton less than ten miles away is celebrated for its good schools and the world-famous Hauser & Wirth Somerset gallery, and The Newt in Somerset is nearby.







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not been tested and no guarantee as to their operability or efficiency can be given.  
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