



**Barley Cottage, High Street, Sparkford, YEOVIL, BA22 7JQ**



**welcome to**

**Barley Cottage, High Street, Sparkford, YEOVIL**

A three bedroom detached family home, situated within the village of Sparkford & close to many local amenities. The accommodation is presented in excellent decorative order & boasting a wealth of space & natural light throughout. Externally benefitting driveway parking & lovely landscaped gardens.



### Entrance

Double glazed door to the front, opening into:

### Entrance Hall

Double glazed door to the rear, opening to the rear garden. Quarry tiled flooring. Radiator. Door opening into:

### Utility Room

10' 2" x 6' 5" ( 3.10m x 1.96m )

Double glazed windows to the front and rear. A range of fitted base units with wooded work surface over and complementary tiled surround. Single bowl stainless steel sink and drainer. Plumbing for washing machine and tumble dryer. Access to the loft space. Quarry tiled flooring.

### Downstairs Cloakroom

Double glazed window to the rear. Suite comprising wash hand basin with tiled splashback and WC. Quarry tiled flooring.

### Fitted Kitchen

11' 10" x 9' 1" ( 3.61m x 2.77m )

Double glazed window to the rear. A range of fitted wall, base and drawer units with work surface over, complementary tiled surround and under unit lighting. One and a half bowl stainless steel sink and drainer with mixer tap. Space for range style cooker with decorative tiled splashback and cooker hood over. Plumbing for dishwasher. Quarry tiled flooring. Radiator.

### Study

8' x 7' 7" ( 2.44m x 2.31m )

Sky light window. Double glazed French doors to the rear opening to the garden. Window to the front. Inset spotlights to the ceiling.

### Sitting Room

19' x 11' 2" ( 5.79m x 3.40m )

A lovely light, spacious room with double glazed windows to the front and side. Feature fireplace with wood burner inset and tiled hearth. Two radiators. Door opening into:

### Dining Room

14' 10" x 10' 3" ( 4.52m x 3.12m )

Two double glazed windows to the front. Understairs storage cupboard. Space for dining table and chairs. Radiator. Opening into:



### Inner Hall

Stairs rising to the first floor. Inset shelving. Radiator.

### First Floor Landing

Access to the loft space.

### Bedroom One

12' 2" x 9' 11" ( 3.71m x 3.02m )

Double glazed window to the side. Space for free standing furniture. Radiator.

### Bedroom Two

11' 11" x 9' 9" ( 3.63m x 2.97m )

Double glazed window to the front. Space for free standing furniture. Radiator.

### Bedroom Three

11' 3" x 9' 4" ( 3.43m x 2.84m )

Double glazed window to the front. Space for free standing furniture. Radiator.

### Bathroom

Double glazed window to the rear. Suite comprising enclosed corner bath with electric shower over. Wash hand basin. WC. Towel radiator.

### Front Garden

Access via a shingle driveway providing off road parking for two/three vehicles. Gated side access, leading to the rear garden.

### Rear Garden

A fully enclosed, beautifully landscaped, rear garden, laid mainly to lawn with a hardstanding path leading to a lovely patio area, ideal for entertaining and enjoying the summer sunshine. The paved path continues to the foot of the garden, leading to the summerhouse/workshop. To the left of the garden are raised planters currently growing vegetables. The garden is bordered with a variety of trees, making the garden secluded and private. Outside tap, lighting and oil tank.

### Summerhouse/Workshop

15' 7" x 11' 9" ( 4.75m x 3.58m )

Double doors to the front. Window to the side. Power and light.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Barley Cottage, High Street, Sparkford YEOVIL

- Detached Family Home
- Three Double Bedrooms
- Three Reception Rooms
- Spacious Accommodation
- Driveway Parking

Tenure: Freehold EPC Rating: E  
Council Tax Band: D

offers in excess of

**£375,000**



Please note the marker reflects the  
postcode not the actual property

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