



Olcote, High Street, Queen Camel

A charming period 3 bedroom, 2 reception room, 2 bathroom cottage offering much character and charm together with a lovely enclosed garden, off road parking for two and a former garage now converted into a living space, shower room and area with scope for a kitchenette.

Guide Price
£495,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

**Olcote, High Street,
Queen Camel,
BA22 7NQ**

- Character Cottage
 - 3 Bedrooms
 - En Suite Bathroom
 - Family Shower Room
- Sitting Room with Inglenook Fireplace
- Separate Dining Room with fireplace
 - Kitchen/Breakfast Room
 - Utility Room
- Enclosed Rear Garden & Off Road Parking x 2
- Former Garage (Now living space, kitchenette & Shower Room)

Viewing strictly by appointment
Symonds & Sampson
01935 423526





A charming period cottage offering much character and charm together with a lovely enclosed garden, off-road parking for two and a former garage now converted into a living space, shower room and area with scope for a kitchenette. The accommodation comprises an enclosed entrance porch, a lovely sitting room with an inglenook fireplace and woodburner, a separate dining room again with a fireplace and woodburner, a kitchen/breakfast room, a utility room, a first-floor landing, two bedrooms, an en suite bathroom and family shower room, second floor with a third bedroom and a study area (potential for a further en suite).

Services

Broadband - Superfast broadband is available. Mobile signal/coverage - Available both indoors and outside - For an indication of specific speeds and supply or coverage in the area we recommend Ofcom checker. <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mains electric, water, drainage and LPG gas central heating.

Directions

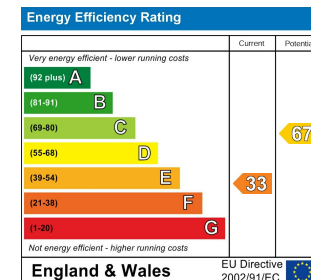
What 3 words:
///refrain.touches.backhand

Situation

Queen Camel is a village on the banks of the river Cam in South Somerset some six miles north of Yeovil. The parish includes the hamlet of Wales, Hazlegrove House and surrounding farmland, and has a population of around 1,000. It has some fine old buildings and its recorded history goes back a thousand years but it is very much a modern, working village. Thanks partly to a major trunk road which passes through the parish and the A359 which passes through the village it has the benefit of unusually good amenities for a settlement of this size. Not only does it serve its own inhabitants and passing trade but it also acts as a local hub for neighbouring villages and parishes including West Camel, Sparkford, Marston Magna and South Cadbury.

Queen Camel has a busy communal life and supports a

large number of recreational and civic societies and organisations. In 2011 it was chosen to pilot the so-called Front Runner scheme under the government's Localism Act, the first parish council in Somerset to be so honoured.



High Street, Queen Camel, Yeovil

Approximate Area = 1819 sq ft / 168.9 sq m

Limited Use Area(s) = 78 sq ft / 7.2 sq m

Outbuilding = 177 sq ft / 16.4 sq m

Total = 2074 sq ft / 192.5 sq m

For identification only - Not to scale



Denotes restricted head height



YEO/SH/20.03.2024



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Symonds & Sampson. REF: 1095048



01935 423526
Symonds & Sampson 2 Court Ash
Yeovil
Somerset
BA20 1HG
yeovil@symondsandsampson.co.uk

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