



Brimsmore House, Brimsmore, Yeovil

An incredibly rare opportunity to purchase one of Yeovil's most recognised and desirable properties, which is offered with no onward chain and benefits from many character features and stunning country views to the rear. Double garage, extensive parking and detached games room!

Guide Price
£650,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Brimsmore House, Brimsmore, Yeovil, BA21 3NZ

- Very Rare Opportunity
- Sympathetic Modernisation Required
 - Plot Extending to 0.79 Acres
- Glorious Country Views to the Rear
 - Extensive Parking
 - Double Garage
 - Detached Games Room
- Incredibly Spacious Throughout

Viewing strictly by appointment
Symonds & Sampson
01935 423526





This 4 bedroom, 4 reception room, 2 bathroom, detached Grade II listed property is one of Yeovil's most recognised and iconic properties and stands in the grounds of 0.79 acres.

The property, which requires sympathetic modernisation benefits from extensive parking, a double garage and detached games room.

The house has an abundance of character features including lovely hamstone mullion windows with leaded light insets to the front, ceiling cornices, picture rails, and a simply sensational inglenook fireplace in the dining room. The property has gas central heating and is offered for sale with no onward chain.

A superb hamstone pillared entrance portico has a part glazed entrance door leading to the reception hall, which in turn offers a staircase rising to the first floor, whilst attractive ham stone steps descend into the useful cellar. The cellar is a good size offering a really good side storage area.

Off the reception hall is a rear lobby with a door to the garden and a cloakroom with a low-level WC.

The drawing room is absolutely fantastic being a very good-sized dual aspect room and has a lovely central feature hamstone open fireplace with attractive glazed cabinets to either side.

The dining room has an outlook over the front of the property with a window seat and has a simply sensational inglenook fireplace with a

bressummer beam and attractive exposed nature stonework.

The kitchen/breakfast room has a comprehensive range of units with timber effect worktops with cream doors with fitted appliances including a double oven, and a five-ring hob unit with a stainless steel/glass cooker hood over. There is a good range of both base units with drawers and cupboard under and wall cupboards. A part-glazed door leads to a side lobby.

The morning room is also a good size which has a door to the study and in turn, there is a door from the study to the side of the property.

On the first floor, there is a large galleried landing overlooking the front of the property and has a hatch to the roof space. There are four very good double bedrooms with the largest having an en suite fully tiled shower room, whilst there is also an attractive family bath/shower room with a separate shower cubicle.

Outside

The property is approached by a long tarmac driveway, which in turn leads to a parking area of 10-12 vehicles. There is a detached double garage with twin up and over doors and a really good-sized games room being triple aspect having light and power connected and coved ceiling.

At the rear of the property, there is a lawned area of garden, a very good-sized patio, a shed, hedging and natural stone walling.

The main gardens are at the front of the property and immediately to the front of the house there is a large area of lawn with an abundance of mature trees, pathways etc. Steps lead to a further area of garden which is historically more formal again having lawns, and boxing, whilst a very good size morning room overlooks the large flagstone patio area, further outside store with the gardens predominately enclosed by attractive ham stone walling.

Agents Note

Symonds & Sampson are delighted to have been chosen to market this extremely well-recognised property, which requires sympathetic modernisation to restore it to its formal glory.

Services

Mains water, gas, electricity and drainage. Gas-fired central heating.

Broadband - Ultrafast 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>

Very low risk of flooding.

Situation

Yeovil offers a wide range of excellent shopping, business and cultural facilities; there are many supermarkets, schools from primary through to secondary and Yeovil College within easy reach. Regular bus services run within the town also serving nearby villages and neighbouring towns. A mainline railway station will be found at Yeovil

Junction, good road links to the A30, A303 and A37 are all close by. The M5 junction 25 is approximately 20 miles away and the South Coast approximately 25 miles.

Directions
what 3 words: ///swim.courier.soap

From the Yeovil Hospital roundabout, take the A37 Ilchester Road, proceeding through the traffic lights at Stiby Road and passing the Tesco Metro on your left. Take the Tintinhull Road on your left, just before the double mini roundabout the property will be found on your right-hand side.



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Approximate Area = 4139 sq ft / 384.5 sq m (includes garage)

Outbuilding = 427 sq ft / 39.6 sq m

Total = 4566 sq ft / 424.1 sq m

For identification only - Not to scale



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
65	
England & Wales	EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1092171



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