



## High Street, Queen Camel

A stone-built 3/4 bedroom 3 bathroom stable conversion with double garage, parking and a lovely walled garden nestling in a quiet backwater of this lovely Somerset village. Potential for a self-contained annexe.

Offers Over  
**£600,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858



## High Street, Queen Camel, Yeovil, BA22 7NG

- Former Stable Conversion
  - 3/4 Bedrooms
  - 3 Bathrooms
  - Large Garden
  - Double Garage
- Potential for Self-Contained Annexe Comprising
  - Hall Sitting Room Kitchen Bedroom & Shower Room
  - Parking







A stone-built 3/4 bedroom 3 bathroom stable conversion with double garage, parking and a lovely walled garden nestling in a quiet backwater of this lovely Somerset village. Potential for a self-contained annexe.

The accommodation has been recently renovated by the present owners. It comprises a lovely sitting/dining room with fireplace and fitted wood burner, generous recently fitted kitchen/breakfast room with a central island and access to the rear garden, utility room, ground floor shower room, double garage and workshop, to the first floor is a master bedroom, 4th bedroom/dressing room and a family bathroom. The configuration of the rooms would suit a self-contained annexe (indeed kitchen points exist in bedroom one where a small kitchen existed under the previous owner's ownership).

#### Outside

To the front of the property is a stone-laid drive/parking area for several vehicles. Stone steps lead up to the

first-floor accommodation above the garage which could provide self-contained annexe. There is a ground floor side entrance door leading to the workshop which in turn has a second door leading to the garden and the rear of the main house.

The lovely garden to the rear is mainly walled and laid to lawn along with apple/fruit trees and a paved patio/terrace. The garden enjoys a high degree of privacy together with receiving much sunlight. A door leads to a WORKSHOP/STORE which has power and light.

DOUBLE GARAGE with up and over door, power and light.

#### Situation

The property lies in a quiet backwater in this lovely Somerset village of Queen Camel which has local amenities such as a convenience store, primary school, public House, Bowls club, playing field and health centre.

It is within easy driving distance of both the historic Abbey town of Sherborne and the regional centre of Yeovil which both provide a comprehensive range of shopping, leisure and business amenities as well as mainline railway stations with regular services to London/Waterloo, Bristol and the south coast.

The A303 can be joined at Sparkford (about 1 mile) with access to the M3/M25 route. The property is also within driving distance of many of the area's best independent schools including Hazlegrove, the schools at Bruton and Sherborne, Millfield, and Leweston along with very good state school

#### Directions

From the A303 Sparkford roundabout take the Queen Camel exit onto the A359. Proceed into Queen Camel, pass the Public House on your left-hand side (Mildmay Arms), proceed around the bend and after about 50 metres turn right, into a private driveway for The Old Vicarage and

Stable Cottage. Proceed and the property will be found on your left-hand side.

What3words:  
///tall.interviewer.skim

Services  
Mains water, electricity, drainage. Electric night storage heating.

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://www.ofcom.org.uk>

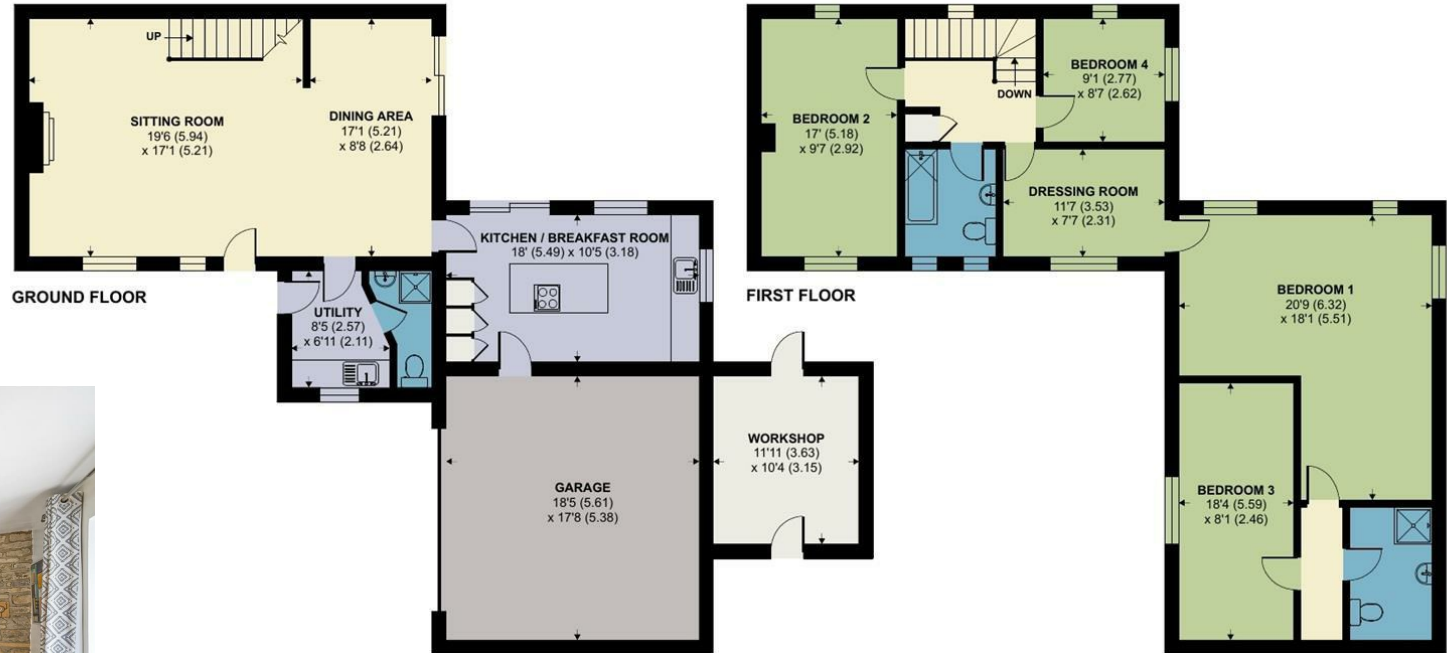
The area around Stable Cottage, High Street, Queen Camel, Yeovil, BA22 7NG has a very low risk of surface water flooding and a very low risk of flooding from rivers and the sea.



## High Street, Queen Camel, Yeovil

Approximate Area = 1816 sq ft / 168.7 sq m  
Garage = 339 sq ft / 31.5 sq m  
Workshop = 124 sq ft / 11.5 sq m  
Total = 2279 sq ft / 211.7 sq m  
For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		78
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		18
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Symonds & Sampson. REF: 1121538



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