

The Old Vicarage

The End House

The Old Vicarage and The End House, Glenville Road, Yeovil,  
Somerset

Guide Price  
**£795,000**  
Freehold

Symonds  
& Sampson

ESTABLISHED 1858

A former Victorian 5-bedroom vicarage with a large rear garden, ample parking, double garage and utility. The End House is a 2 bedroom cottage attached with its own garden and parking.

## The Old Vicarage and The End House, Glenville Road, Yeovil, Somerset, BA21 5AF

- Beautiful Former Victorian Vicarage
  - Lovely Reception Hall
  - 4/5 Bedrooms 3 Bathrooms
    - 3 Reception Rooms
      - Cloakroom
    - Generous Gardens
  - Double Garage and Store
- Attached 2 Bed Cottage with own garden
  - No Onward Chain

Viewing strictly by appointment  
Symonds & Sampson  
01935 423526





A fabulous former Victorian Vicarage which has been totally refurbished in 2013 to provide elegant living accommodation with high ceilings, original features and a wood burner. along with a large garden, double garage and parking. Spacious reception hall, cloakroom, sitting room, dining room, family room, kitchen/breakfast room, large landing, 5 bedrooms (5th bedroom could be a nursery or dressing room), 2 en suites and family bathroom. Large rear garden, ample parking, double garage and utility.

The End House is an attached 2-bedroom cottage with a good size sitting room, fitted kitchen and a bathroom. On the first floor are two bedrooms and a cloakroom with WC. The End House is a fully separate entity on a separate title. This gives prospective buyers the option of obtaining a buy-to-let mortgage separate from the main house if required.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### Outside

To the front of the property is a metal entrance gate all wired up for electrical arms/activators but not fitted. leading to an extensive gravelled drive/parking area leading to the DOUBLE GARAGE and utility. There is a raised garden area to the front with planted bushes/shrubs and a wooden fenced boundary to one side leading to the main garden.

The rear garden is laid to lawn with mature trees, a gravelled patio area, a raised flower/shrub bed, a stone wall eastern boundary and a wooden fence for the remainder.

The End House has its own smaller garden and parking.

### Situation

The Old Vicarage is located within walking distance of the town yet nestling in a quiet backwater of Yeovil.

Yeovil is a busy South Somerset market town situated close to the Dorset border. The town centre offers a wide variety of

amenities including swimming pool, ten screen cinema, MFA Bowl, theatre, leisure centre and local museum. Shopping facilities are excellent with a variety of supermarkets. There are schools of all educational levels, regular bus service and mainline railway at Yeovil Junction. Road links are also excellent, Yeovil being on both the A30 and A37. The A303 trunk road is approximately 5 miles and the M5 Junction 23 is approximately 20 miles. The south coast is 23 miles distant.

### Directions

From the centre of Yeovil proceed on the A30 in an easterly direction passing the hospital on your left. Continue through various traffic lights/pedestrian crossings and after the brow of the hill take the next left into St Michaels Avenue then 4th right into Glenville road and The Old Vicarage will be found on your right hand side a little further along.

### Agents Notes

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://www.ofcom.org.uk>

The area around The Old Vicarage End House, Glenville Road, Yeovil, BA21 5AF has a low risk of surface water flooding and a very low risk of flooding from rivers and the sea.





# The Old Vicarage, Glenville Road, Yeovil

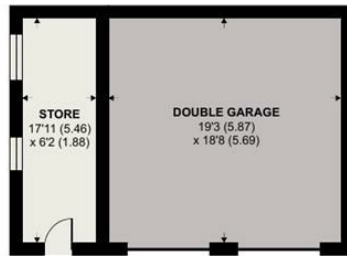
Approximate Area = 2421 sq ft / 224.9 sq m

Annexe = 823 sq ft / 76.5 sq m

Garage / Store = 494 sq ft / 45.9 sq m

Total = 3738 sq ft / 347.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Symonds & Sampson. REF: 1119078



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