

Symonds
& Sampson



Bishops Lane

Hardington Mandeville, Yeovil, Somerset

Bishops Lane

Hardington Mandeville

Yeovil

Somerset

BA22 9PJ



- Charming Former Farmhouse
 - 0.48 Acre Plot in Total
- Double Garage & Parking
 - Detached Barn
 - 4 Bedrooms
 - 2 Bathrooms
 - 4 Reception Rooms
- Kitchen & Separate Utility Room
 - Very Quiet Location
- Adjoining Fields To The Rear

Guide Price £750,000

Freehold

Yeovil Sales
01935 423526
yeovil@symondsandsampson.co.uk



THE DWELLING

This lovely character home, being a former farmhouse nestles in a very quiet no-through lane in the heart of this sought-after village. Parts of this property will be hundreds of years old but is not listed.

ACCOMMODATION

The current owners extended the property in the early 1990s, adding considerable square footage to the accommodation at both ground and first floor levels, together with adding an integral double garage.

OUTSIDE

Boleshay's garden lies to the rear, enjoying both southerly and westerly aspects which will therefore allow the garden to experience sunshine during the majority of the day and evening. The whole plot extends to 0.48 of an acre, predominantly comprising mature lawned gardens with numerous outbuildings to include a large greenhouse on a stone base, an original stone shed with internal WC and hand basin, whilst in the top corner of the plot is a former byre that provides excellent storage for garden machinery, etc.

This stunning garden features a wide range of flora and fauna together with specimen and native trees, a former fruit cage, rose beds, and a small pond and fountain.

Of particular note and located at the front of the property is a substantial single-storey stone barn measuring 34ft x 11ft (min) that offers conversion possibilities for a variety of uses (subject to the usual planning consents). The barn has a pitched and tiled roof together with light and power internally.





SITUATION

This lovely character home, being a former farmhouse nestles in a very quiet no-through lane in the heart of this sought-after village.

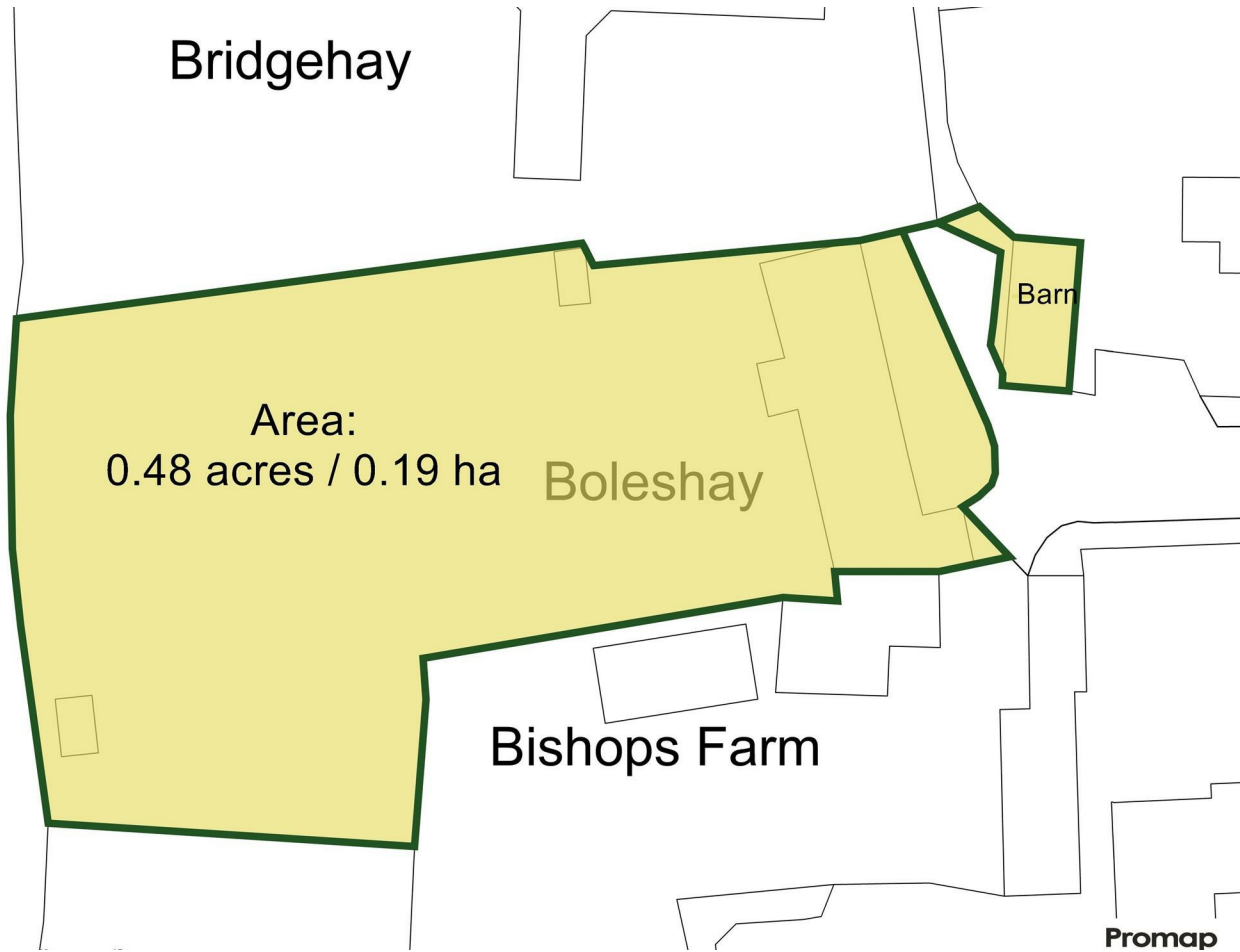
Hardington Mandeville is a popular village on the Somerset/Dorset border - many people who move there stay for many years, such is its attractiveness and sense of community. The village has a shop/post office and a public house, a number of thriving clubs such as gardening and amateur dramatics, making it an active village for people of all ages.

Surrounded by magnificent rolling countryside, this is a beautiful part of the country and yet it remains extremely accessible due to the A30, A303 and good rail links from Yeovil Junction, on the Exeter to Waterloo line. In addition, the M5 is within easy reach at Taunton and the village therefore enjoys the best of both worlds, being secluded yet accessible. The regional centre of Yeovil is within easy reach and has a full range of facilities whilst alternatives include Crewkerne, a typical Somerset market town and Sherborne, dominated by its Abbey and historic school. Yeovil 5 miles; Sherborne 10 miles; A303 7 miles; Crewkerne 4 miles (London Waterloo).

DIRECTIONS

What3words:
 ///aquatics.dishing.science

From Yeovil proceed West along the A30, continue through West Coker, East Chinnock and continue out of the village. Passing West Country Car Sales on your right, proceed for about 200 metres and turn left (on the bend onto Broad Hill) signposted Hardington & Pendomer. Continue into Hardington Mandeville (Barry Lane) and turn right into The High Street and follow along the hill for 300 metres and turn right into Bishops Lane. The property will be found at the very end.



SERVICES

Mains water, electricity and drainage. Oil-fired central 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>

MATERIAL INFORMATION

Council Tax Band: E

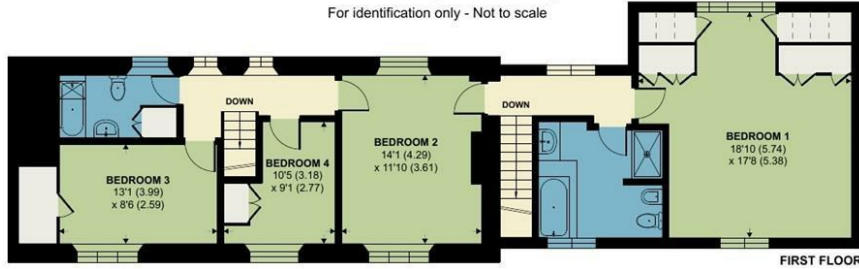
There is no flood risk for this property. This home is not at risk of flooding from rivers and seas.

Energy Efficiency Rating	
Current	Potential
87	87
<small>Energy Efficiency Rating - Green Building Council (GBC) - Green Building Council (GBC) - Green Building Council (GBC)</small>	
<small>England & Wales EPC Directive 2002/91/EC</small>	

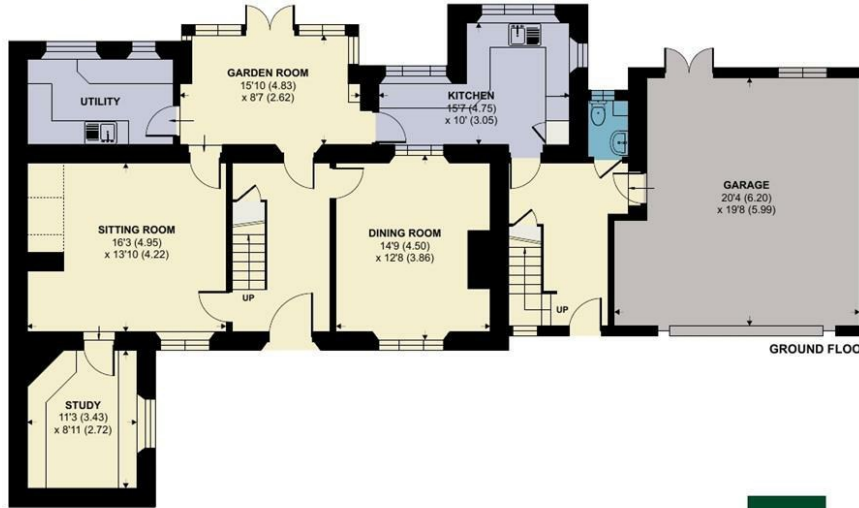
Bishops Lane, Hardington Mandeville, Yeovil

Approximate Area = 2169 sq ft / 201.5 sq m
 Limited Use Area(s) = 46 sq ft / 4.2 sq m
 Garage = 379 sq ft / 35.2 sq m
 Total = 2594 sq ft / 240.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Symonds & Sampson. REF: 1178005



YEO/SH/03.09.2024



naei | propertymark
PROTECTED

www.
the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1

01935 423526

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



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT