

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 £675,000
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](https://www.what3words.com/#!/en/@@@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		
Energy Efficiency Class	Current	Target
A		
B		
C		
D		
E		
F		
G		
England & Wales		

Bishops Lane, Hardington Mandeville, Yeovil

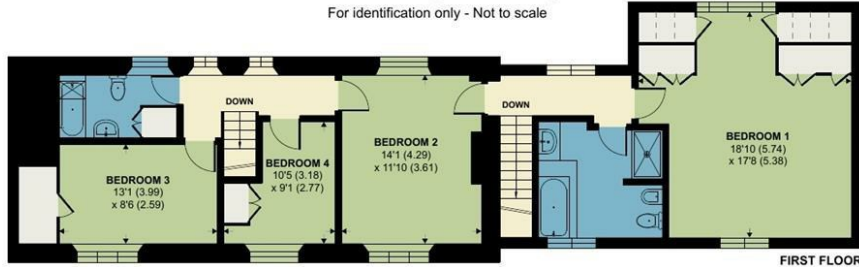
Approximate Area = 2169 sq ft / 201.5 sq m

Limited Use Area(s) = 46 sq ft / 4.2 sq m

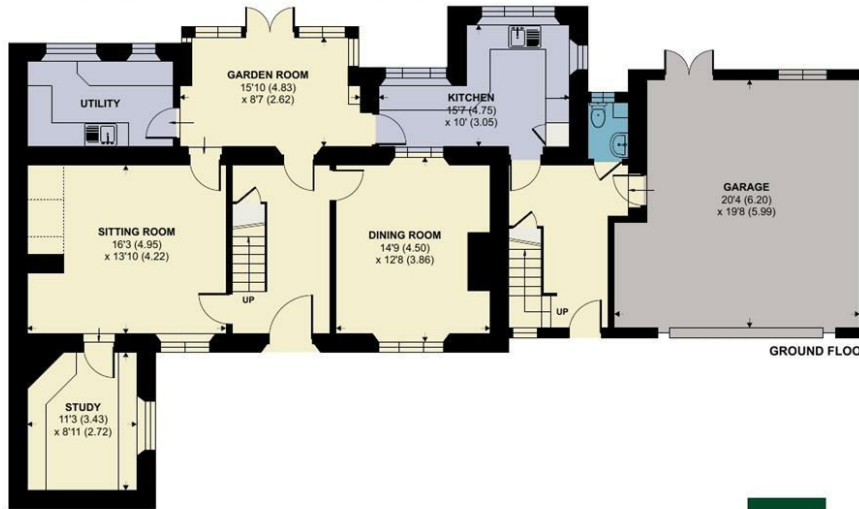
Garage = 379 sq ft / 35.2 sq m

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). © nñchem 2024. Produced for Symonds & Sampson. REF: 1178005



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