

Symonds
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01935 42226
FOR SALE

Church Cottage

Mudford, Yeovil

Church Cottage

Mudford
Yeovil
BA21 5TJ



- Delightful Cottage
- Many Character Features
 - Country Views
 - Gardens
 - Parking
- Internal Viewing Advised

Guide Price £270,000
Freehold

Yeovil Sales
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THE DWELLING

A very well-presented detached cottage offering many character features including flagstone floors, beamed ceilings, timber doors, window seats and wood burners. The property also has uPVC double glazing and electric heating.

ACCOMMODATION

This very well-presented property is arranged over two floors as follows: An entrance door with wrought iron door furniture leads to the hall having a staircase to the first floor with an understairs storage cupboard.

The sitting room is a good size with a lovely central feature stone fireplace with a wood burner inset, and beamed ceiling, whilst UPVC double-glazed doors lead to the rear. The dining room also has a wood burner with a beam over, whilst off here is a useful utility room with plumbing for an automatic washing machine, which, in turn, is a cloaks/shower room off with a white suite.

The galley kitchen is a real feature having a comprehensive range of timber effect worktops with cream doors, double wall cupboard and a good range of base units with drawers and cupboards under. There is both floor and wall tiling, a stable door to the rear and plumbing for an automatic washing machine.

On the first floor is a landing, and three bedrooms with the largest having an en suite shower room with a white suite having a free-standing bath with a handheld shower attachment and attractive timber panelling to dado height.

OUTSIDE

To the rear of the property are two sections of garden one comprising a gravelled area, fuel store, rockery and a gate to the front, whilst there is a separate area of garden having decking, light and enclosed by lap panel fencing.

SITUATION

Mudford Village has its own recreation ground, church and public House. The regional centre of Yeovil Town lies 1.5 miles distant.

Nearby Yeovil Country Park boasts 127 acres of beautiful countryside with its network of footpaths and waterways, riverside and woodland walks following the path of the River Yeo. The 20 acres that make up Ninesprings is believed to have been developed as an ornamental park, for the Aldon Estate. You can enjoy plentiful walks leading to Aldon Park with wide open spaces, ideal for dog walking.

Yeovil is a very sporty town with a number of golf courses in the area, rugby union played at club level and Yeovil Town Football Club otherwise known as the Glovers.

Yeovil has some excellent road and rail links across the south and to London, making this a very desirable countryside location. There are two mainline railway stations at Yeovil Junction and Pen Mill with frequent daily trains to Exeter, Bristol and London Waterloo. The town is also served by four international airports – Bristol, Exeter, Bournemouth and Cardiff.

There is a wide choice of schools locally, both in the independent and state sectors. The nearby secondary schools include Bucklers Mead Academy, Westfield Academy and Preston School Academy along with Yeovil College of Further Education. There's Perrott Hill School, which comprises a Montessori nursery, pre-prep and prep school and other independent local schools including the Sherborne Schools, Millfield at Street, Hazlegrove, Bryanston, Wells and King's College Taunton.

DIRECTIONS

What 3 Words: [///regularly.florists.margin](#)

SERVICES

Mains water, electricity and drainage. Electric 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>

Please note there are solar panels but they are not currently in working order.

MATERIAL INFORMATION

Council Tax Band: D

Flood Risk: High. Please note that this area is known to flood but we are informed by our client that the water levels have never reached their property.





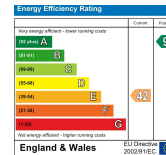
Mudford, Yeovil

Approximate Area = 986 sq ft / 91.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1238599



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