



Ayres House

Wales, Queen Camel, Yeovil, Somerset

Ayres House

Wales
Queen Camel
Yeovil
Somerset
BA22 7PA



- Glorious village location
 - Rare opportunity
- Well presented throughout
 - Grounds of 1.46 acres
 - Spacious throughout
- Internal viewing essential

Guide Price £825,000

Freehold

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THE DWELLING

This superb property, which we believe was constructed in 1985, benefits from oil central heating, uPVC double glazing, some coved ceilings and country views to the rear.

ACCOMMODATION

A pillared storm porch has a courtesy light and a timber effect entrance door with two side screens leading to the reception hall, which has a staircase rising to the first floor with a useful under-stairs storage cupboard. Off here lies the cloakroom with half-tiled walls and a white suite.

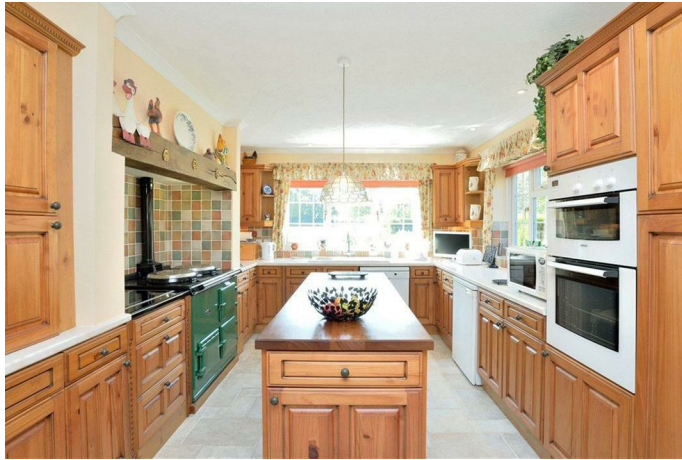
The sitting room is a really good size offering a lovely open aspect to the rear with French doors, whilst the dining room has upvc double glazed French doors to the sun lounge and a serving hatch to the kitchen/breakfast room.

The sun lounge is a real feature being of upvc double glazed construction on a stone base and has French doors to the rear garden, electric roof blinds and floor tiling. There is also a useful study with a range of fitted desks.

The kitchen/breakfast room is a very good size, being dual aspect and having a comprehensive range of units with marble effect worktops with timber effect doors. There is an excellent range of base units with drawers and cupboards under and a number of wall cupboards. There is a two-oven oil-fired Aga providing hot water, whilst there is also a further four-ring hob unit and double oven. There are three, two-door larder cupboards, a boiler, recessed lighting, floor tiling and plumbing for a dishwasher. Off the kitchen lies the utility room, being dual aspect having a double-glazed door to the side, wall tiling, space for a tumble dryer and plumbing for an automatic washing machine.

On the first floor is a large landing enjoying a pleasant open aspect to the front of the property, a hatch to the roof space and an airing cupboard. The master bedroom suite offers a bedroom being dual aspect bedroom, a fully tiled en suite fitted with a white suite and double shower cubicle and a useful dressing room with an excellent range of hanging rails and shelving. There are three further bedrooms, all enjoying a lovely aspect to the rear of the property and having fitted wardrobes. There is also a fully tiled family bath/shower room with a white suite and a separate shower cubicle.





OUTSIDE

To the front of the property is a lawned area with deep beds and borders and a silver birch tree. The property is accessed by a five-bar gate that provides parking for 5 to 6 vehicles, which in turn leads to a double garage with twin up-and-over doors. There is also a 2nd gated driveway which leads to the garden. Whilst this house is absolutely fantastic there is little doubt that the true feature is the large grounds on which it stands and to the rear they comprise large formal lawned gardens, an abundance of beds and borders, large patios, an abundance of mature trees and plants, large shed/workshop, greenhouse, septic tank and backing onto open fields.

SITUATION

Situated close to the village of Queen Camel where there is a church, shop/post office, primary school, village hall, and public house and is positioned at the midway point between Sherborne and Yeovil to the south and the A303 to the North. Local facilities can be found at Queen Camel while both Sherborne and Yeovil provide between them, an excellent range of cultural, recreational and shopping facilities. Sporting, walking and riding opportunities around the area, with golf clubs at Yeovil and Sherborne. The region is well known for both its public and privately funded schools. Communication links are good with main line rail stations at Sherborne, Yeovil and Castle Cary.

DIRECTIONS

From Yeovil proceed to Queen Camel on the A359. Upon entering Queen Camel you will come to a roundabout. Take the first exit left and continue for approximately half a mile before turning right.. Continue into the hamlet before taking the first turn left and the property will be found on the left-hand side.

SERVICES

Mains water, electricity and septic tank. Oil-fired central heating.

Broadband - Standard 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: F

The area around Ayres House, Wales, Queen Camel, Yeovil, BA22 7PA has a very low risk of surface water flooding and a very low risk of flooding from rivers and the sea.



Wales, Queen Camel, Yeovil

Approximate Area = 2252 sq ft / 209.2 sq m

Garage = 351 sq ft / 32.6 sq m

Total = 2603 sq ft / 241.8 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). © nitchecom 2024. Produced for Symonds & Sampson. REF: 1159348



Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Needs improvement	D		
Low energy efficient - higher running costs	E		
Very low energy efficient - higher running costs	F		
Least energy efficient - highest running costs	G		
England & Wales		63	78
		EU Directive 2002/91/EC	

YEO/JS/14.04.2025



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