

Symonds
& Sampson

Welkin Cottage

Hardington Mandeville, Yeovil, Somerset

Welkin Cottage

Hardington Mandeville
Yeovil
BA22 9PE



- Simply Sensational Views
 - Spacious Throughout
 - Much Extended
- Large Feature Gardens
 - Good Size Garage
 - Viewing Essential

Guide Price £695,000

Freehold

Yeovil Sales
01935 423526
yeovil@symondsandsampson.co.uk



THE DWELLING

A super detached cottage standing in large gardens whilst benefiting from oil central heating, upvc double glazing, picture rails, and gorgeous views from most rooms.

ACCOMMODATION

A pillard storm porch has a part glazed door leading to the reception hall, having floor tiling and a staircase rising to the first floor.

The study overlooks the front of the property, as does the dining room, which has a fireplace and an archway leading to the kitchen.

This room has a comprehensive range of worktops with grey doors and fitted appliances including a four-ring induction hob, stainless steel double oven and a cooker hood. There is a good range of base units with drawers and cupboards under, wall cupboards and an island unit again with drawers and cupboards under.

Off the kitchen is a cloakroom with a white suite, whilst there is also a lovely sun lounge with timber effect flooring, a useful utility room with an oil boiler and a simply fantastic triple aspect sitting room with French doors to the rear and a lovely fireplace with wood burner.

On the first floor is a galleried landing with a hatch to the roof space, whilst there are two double bedrooms and two single bedrooms, a shower room with a double shower cubicle and a white suite.

OUTSIDE

To the rear of the property, the garden is a real feature, having a large lawn, patio, a gravelled area with a summerhouse, pond, vegetable garden, and mature trees and enjoying lovely country views.

At the side of the property is parking for 6/7 vehicles, which leads to a large garage.





SITUATION

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

What 3 words: ///acoustics.bind.increases

SERVICES

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

Broadband - Ultrafast broadband is available.
Mobile signal/coverage - Available both indoors and outside
(Information from Ofcom <https://www.ofcom.org.uk>)

MATERIAL INFORMATION

Council Tax Band: E

Flood Risk: Very Low



Hardington Mandeville, Yeovil

Approximate Area = 1767 sq ft / 164.1 sq m

Garage = 232 sq ft / 21.5 sq m

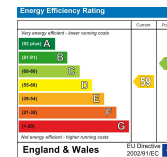
Outbuilding = 76 sq ft / 7 sq m

Total = 2075 sq ft / 192.6 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). Produced for Symonds & Sampson. REF: 1281497. © nichecom 2025.



YEO/JS/28.04.2025



naei | propertymark
PROTECTED

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

01935 423526

yeovil@symondsandsampson.co.uk
Symonds & Sampson LLP
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 or 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