



Symonds
& Sampson

Pavyotts Mill House

East Coker, Yeovil, Somerset

Pavyotts Mill House

East Coker
Yeovil
BA22 9HB

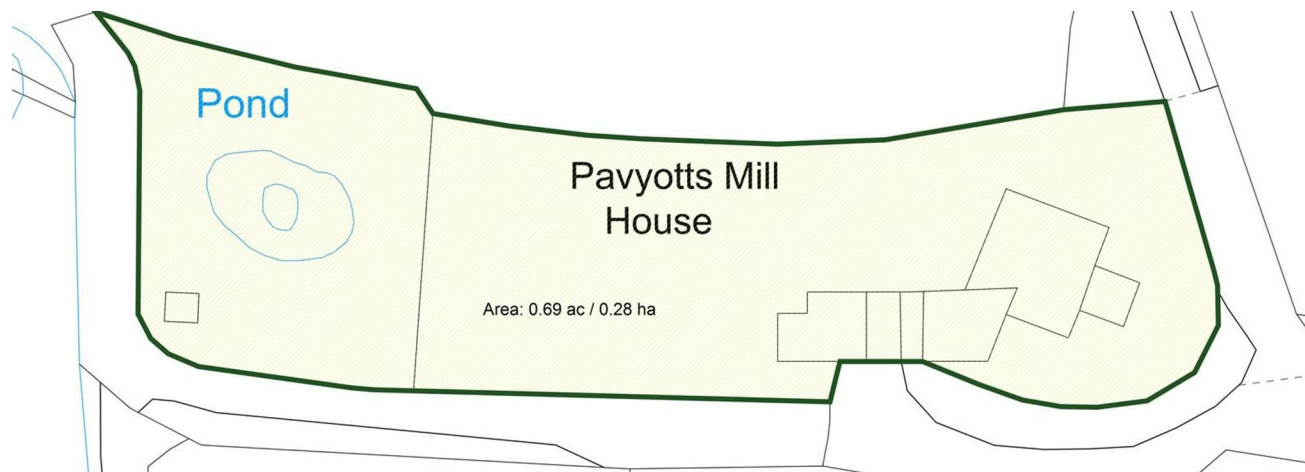


- Stunning Jacobean Grade II * Listed property
 - Immense character throughout
- Large gardens with feature pond
 - Quiet country location
 - Extensive parking
 - Early viewing advised

Guide Price **£1,150,000**

Freehold

Yeovil Sales
01935 423526
yeovil@symondsandsampson.co.uk



THE DWELLING

Nestled in the charming village of East Coker, Yeovil, this exquisite detached Grade II* listed Jacobean house offers a perfect blend of historical elegance and modern comfort.

The generous layout provides ample space for relaxation and social gatherings, making it a delightful home for families of all sizes.

The house has enormous charm and character and has retained many of its original period features, including stone mullion windows with diamond-shaped leaded panes, window seats, stunning fireplaces, early stone and wood doorways, exposed timbers, stonework and original doors. It has four floors and is built of Hamstone with a pitched clay tiled roof.

The property lies at the end of a country lane and dates back to approximately 1600, with earlier origins, and was once a working mill.





ACCOMMODATION

With three spacious reception rooms, this property is ideal for both entertaining guests and enjoying quiet family time. The house, which has a light and airy feel throughout with tall ceilings and doorways, is arranged in more detail as follows:

A wooden entrance door opens to the reception hall, which has a staircase rising to the first floor, a tiled floor and a lovely original timber door leading to an understairs storage space.

The magnificent drawing room, which is triple aspect, has a window seat, a feature Salt cupboard which dates back to the 16th century and a sensational carved hamstone fireplace fitted with a wood-burner.

Adjacent is the dining room, which has a door opening to the garden and a flagstone floor. A door leads through to the kitchen, which is fitted with a range of bespoke timber wall and floor-mounted units under timber work surfaces.

The kitchen opens out to the large snug, which in turn leads to the utility room with plumbing for a washing machine, a door to the rear and a further door leading to a downstairs shower room.

On the first floor are two large dual aspect double bedrooms, which are well lit by tall windows and a family bathroom. Stairs lead up to the second floor, where there are two further good-sized bedrooms and a further bathroom. From one of the bedrooms, stairs lead to the attic studio, which also has a bathroom and fantastic exposed timbers.



OUTSIDE

In front of the house is a gated entrance leading to an extensive gravelled parking area, which sweeps around to the carport and wood store. Steps lead down to the cellar, which extends beneath part of the house.

To the rear is a large patio with steps leading to the formal garden, which comprises a large flat lawn with deep borders on either side, set against a backdrop of tall laurel hedges. There are a number of lovely mature trees and two useful storage sheds.

Accessed between two natural stone walls leads to a further area of large garden with a feature pond having a wooden bridge to a small island at its centre. There is also a pleasant summer house. In all, the gardens extend to 0.68 acres.



SITUATION

East Coker is one of the prettiest villages in South Somerset with a large number of fine stone and thatched houses/cottages, along with the very popular Helyar Arms Public House and primary school. The village supports an active population with a parish church. The A303 is about 11 miles away, linking with the M3 to London and the M5 at Taunton to the southwest, south Wales and the Midlands. Mainline railway services to London / Waterloo from Yeovil. Yeovil, with its wider range of amenities, lies approximately 3 miles distant.

DIRECTIONS

What 3 Words: ///rush.seated.making

SERVICES

Mains water and electricity. Private drainage. Electric heating and hot water. Bottled Calor gas

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

MATERIAL INFORMATION

Council Tax Band: G

Flood Risk: Very Low

Grade II* listed.



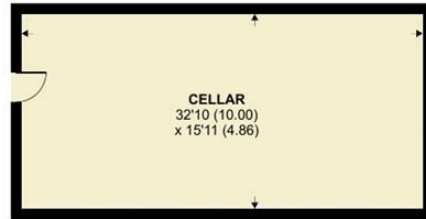
East Coker, Yeovil

Approximate Area = 4250 sq ft / 394.8 sq m

Limited Use Area(s) = 67 sq ft / 6.2 sq m

Total = 4317 sq ft / 401 sq m

For identification only - Not to scale



BASEMENT



GROUND FLOOR



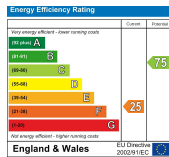
FIRST FLOOR



THIRD FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Symonds & Sampson. REF: 1305521



YEO/JS/23.06.2025



naea | 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