



Symonds
& Sampson

Linden
Limington, Somerset

Linden

Limington
Somerset
BA22 8EH



- Charming Detached Cottage Set In 0.16 Acres
 - Nestling in a Quiet Village
 - South Facing Gardens
- Many Character & Period Features
 - Own Paddock of 2.64 acres
 - Two Garages
 - Ample Parking
 - Total Land Area 2.80 Acres

Guide Price **£900,000**

Freehold

Yeovil Sales
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THE DWELLING

Linden is a charming detached period 4 bedroom 3 reception room home set in a plot of 0.16 acres, nestling in this quiet village (no main roads), offering much character and charm together with enjoying its own paddock/field measuring 2.64 acres.

ACCOMMODATION

This charming cottage, which has been extended and seen considerable restoration in recent years by Sherborne Heritage Ltd, has many original period features, including flagstone floors, exposed beams, exposed internal stonework, open fireplaces and window seats. The flexible accommodation extends to 2127 square feet and enjoys a good level of natural light via dual aspects. It comprises a charming sitting room, family room, inner hall, home office room/study area, open-plan bespoke farmhouse kitchen/breakfast room and utility room/shower room with WC. On the first floor, there is a landing area, very generous bedroom one with a vaulted ceiling and south-facing rural views over your own paddock, three further double bedrooms and a fabulous family bathroom. There is also a sizeable loft area.

OUTSIDE

The property is situated in lawned gardens of approximately 0.16 acres with its own field/paddock wrapping around the cottage and extending to the rear. The rear garden enjoys a lovely south-facing aspect with a beautifully appointed outdoor entertaining raised decking area, pergola encircled with a rope and timber edge, which enjoys the magnificent views of the garden and paddock (2.64 acres) to the south. The property also has the benefit of a private outside shower to the side.

At the front of the house, there is private driveway parking for several vehicles, which in turn leads to an attached garage/workshop. To one corner of the paddock/entrance is another single garage, together with access to the paddock/field. The main front garden is laid to lawn with mature hedging, trees and wide borders. The garden boundary is enclosed by estate iron railings.





SITUATION

Right on your doorstep is beautiful countryside and walking opportunities, together with bridleways and footpaths. This very quiet village boasts a village pub and a beautiful church.

The historical Roman village of Ilchester is very close at hand, offering a wide variety of amenities, including restaurants, a petrol station, a village shop, doctors and pubs. The house is a short drive to the picturesque Abbey town centre of Sherborne with a coveted boutique high street and bustling out and about culture, markets, cafes,

Waitrose store, restaurants, world famous private schools, breath-taking abbey building and mainline railway station, making London Waterloo in just over two hours.

Nearby Yeovil, being the regional centre, offers a comprehensive range of services, 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, all within reasonable driving distance. The town has its lovely Country Park, boasting 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. There is a wide choice of schools locally, both in the independent (Sherborne, Hazelgrove, Millfield & Taunton)



and state sectors. There are extensive opportunities for equestrian sport, and active sailing clubs are based at Sutton Bingham Reservoir and in the Chew Valley.

Ham Hill at Stoke Sun Hamdon, to the south west, is centred on a huge Iron Age hill fort and is popular for picnicking, walking and mountain biking in the grassy hollows of the old quarry workings.

DIRECTIONS

What 3 words: ///even.hopefully.panthers

SERVICES

Broadband - Ultrafast broadband is available.

Mobile signal/coverage - There is mobile coverage in the area. Please refer to Ofcom's website for more details.

Oil fired central heating.

Mains water, electricity and drainage.

MATERIAL INFORMATION

Council Tax Band: E

Flood Risk: Very Low

The property is NOT listed and lies in a conservation area.

The paddock has a 30% overage agreement in relation to any development for 25 years from the date of the original agreement in 2024. The exception to this is allowed with no penalty is the building of stables, barns or sheds or any other agricultural/equestrian structure for personal use and the construction and laying of a driveway for a right of way with or without vehicles and animals, plant and machinery for agricultural/equestrian purposes only serving the property.



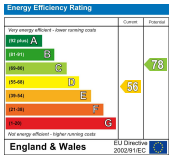
Limington, Somerset

Approximate Area = 1928 sq ft / 179.1 sq m

Garage = 199 sq ft / 18.5 sq m

Total = 2127 sq ft / 197.6 sq m

For identification only - Not to scale



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