

A two-story stone cottage with a gravel garden and a green lawn. The cottage has a red-tiled roof and a central green door with a small wooden awning. There are four white-framed windows, two on each floor. The garden is filled with various plants, including a large green bush on the left, a small tree on the right, and several potted plants. A small table and chairs are set up in the gravel area. The overall scene is a charming, rustic property.

Symonds
& Sampson

6 Bridge Cottages

West Coker Hill, West Coker, Yeovil, Somerset

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West Coker Hill
West Coker
Yeovil
BA22 9DG

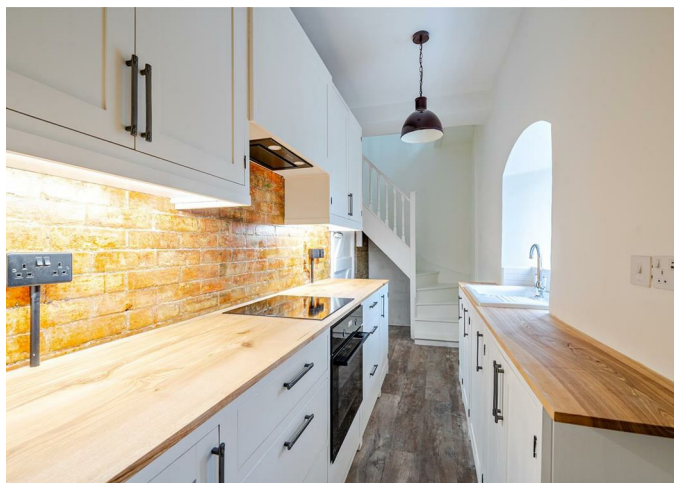


- Immaculate Throughout
 - Stunning Kitchen
- Sitting Room with Woodburner
 - No Onward Chain
 - Rare Opportunity
 - Large Gardens

Guide Price **£295,000**

Freehold

Yeovil Sales
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THE DWELLING

A beautifully presented, fully-modernised hamstone Grade II Listed cottage, which is immaculate throughout and benefits from electric heating throughout.

Occupying an elevated position, the property has a wealth of architectural features, including stone mullion windows, high ceilings, exposed beams, ledged and braced doors, three mature gardens, and a hamstone outbuilding.

ACCOMMODATION

Through the main garden, arched timber double doors open onto the vestibule porch where a part-glazed wooden door opens into a very good-sized, bright sitting room with high ceilings and a lovely feature hamstone working fireplace with cast iron wood burner, original ceiling beams, attractive timber floorboards with distressed paint finish and two casement windows.

A period 'ledged and braced' door leads to the large galley kitchen with bespoke solid wood units in ivory paint finish, solid elm worktops and gunmetal door furniture.

Fitted appliances include an AEG four-ring induction hob, integrated oven, hood, tall fridge-freezer and butler sink. There is a good range of base and drawer units, underlit wall cupboards, stunning exposed original brickwork and a staircase rising to the first floor.

On the first floor is a large and light landing with two stone mullion

windows with deep sills, which could be used as a study/reading area. The landing ceiling includes a ceiling loft hatch and access.

There are two good-sized bedrooms, both overlooking the main garden and outbuilding, and a stunning bath & shower room comprising a freestanding roll-top bath with ball and claw feet, high-cistern WC, large porcelain sink, and walk-in shower.

OUTSIDE

To the North East elevation is a landscaped area of garden and patios with large mature trees, shrubbery and sleeper borders.

To the South West elevation, there are a further two gardens, laid to lawns with pathways, trees and shrubs, separated by a wonderful original hamstone outhouse/workroom which has a Belfast sink and solid wood plank worktops, original brick flooring, with mezzanine floor structure and light, power, water and drainage, including connections for laundry appliances.

Please note there is also another large area of garden at the rear of the property, having lawn, tap, power and decking, whilst a shared pathway leads to parking on a "first come first come, first served" basis.

SITUATION

The property is located at West Coker Hill, which is equidistant between the villages of West Coker and East Chinnock.

The property occupies a peaceful, elevated site and is certainly

recommended by the stunning long-range views over the surrounding South Somerset and West Dorset countryside. West Coker has a range of amenities, including a school, doctor's surgery, pub, restaurant, hotel, garage, butchers, and post office.

Yeovil is within about 3.5 miles with an excellent range of shopping, business and leisure amenities, along with a mainline railway station to London.

DIRECTIONS

What 3 words: ///arching.cared.dockers

SERVICES

Mains water, electricity and drainage. Electric heating.

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

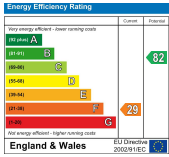
MATERIAL INFORMATION

Council Tax Band: B

Flood Risk: Very Low

Agents note. Please be aware that there is a small area of flying freehold on the ground floor, south-west elevation.





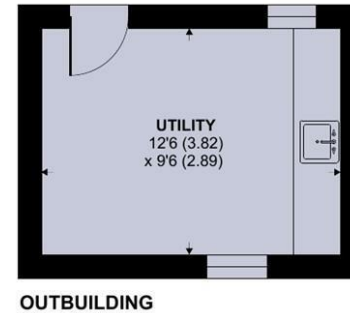
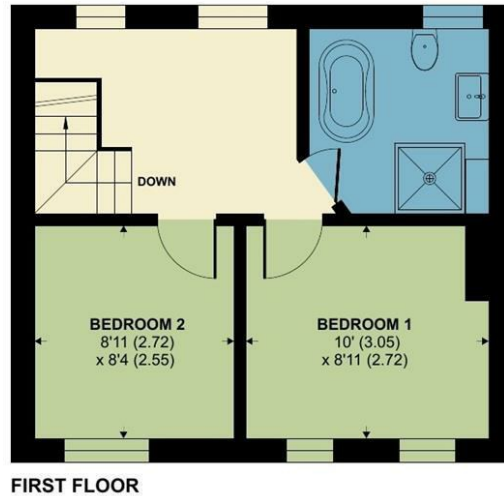
West Coker Hill, West Coker, Yeovil

Approximate Area = 663 sq ft / 61.5 sq m

Outbuilding = 119 sq ft / 11 sq m

Total = 782 sq ft / 72.5 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: 1380657



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