



East Coker, Yeovil, Somerset

Guide Price  
**£895,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

A modern barn-style hamstone property with 3 reception rooms, 4 bedrooms, 2 bathrooms, set in 0.27 acre.

## East Coker, Yeovil, Somerset, BA22 9HY

- Immaculate Hamstone Village House
- Double Garage & Parking For Several Vehicles
  - 4 Bedrooms & Two Bathrooms
  - Very Spacious Reception Rooms
  - Sitting Room with Woodburner
    - Large Dining Room
- Fabulous Kitchen/Breakfast/Family Room
  - Utility Room, Cloakroom
  - 0.27 Acre Site in total

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Viewing strictly by appointment  
Symonds & Sampson  
01935 423526



Welcome to Forge Barn nestling in this charming and distinctly quiet village of East Coker! This modern house, built in 2021 using a barn-style design has beautiful hamstone elevations and is set in 0.27 acres. It offers a perfect blend of comfort, light and airy feel together with beautiful hardwood double-glazed units. With 3 very generous reception rooms, 4 bedrooms and two bathrooms, there is ample space for all your needs. The property boasts a fabulous garden ensuring ample space to run around or garden, convenience, security and a high degree of privacy for you and your family.

The standout features of this property are too many to mention but do include extensive room sizes, a gorgeous garden, parking and room for an impressive 8-10 vehicles, and a double garage, Whether you have a large family or love to entertain guests, this property is sure to impress.

Don't miss out on the opportunity to make Forge Barn your new home - book a viewing today and experience the charm and comfort this property has to offer!



### Situation

East Coker, is one of the area's prettiest and most sought-after villages and lies just to the southwest of Yeovil, close to the Dorset/Somerset border.

The village is predominantly built of period properties from the local hamstone and has a primary school, church, public House, and recreation/football ground. farm shop and village café. There is a variety of clubs and societies in the village including a Gardening Club, Poetry Group, Scout Group, Short Mat Bowls Club and a Wine Circle.

Yeovil is just a few minute's drive away with various shopping, business and leisure amenities, as well as mainline rail connections. The surrounding countryside is rich in recreational activities and walks; nearby is Sutton Bingham Reservoir which hosts a range of water sports.

The regional centre of Yeovil is just a few minute's drive away with various shopping, business and leisure

amenities, as well as mainline rail connections. Being close to the borders of Dorset and the gateway to the Jurassic coast, you will find yourself within easy access to some of the most beautiful rural and coastal areas in the UK.

Nearby Yeovil Country Park boasts 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. Ham Hill to the west of Yeovil 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:

///hires.pizza.grades

### Services

Mains water, electricity and drainage. Oil-fired central heating via radiators to the first floor and underfloor heating to the ground floor.

Broadband - Superfast 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>

The area around the property has a very low risk of surface water flooding and a very low risk of flooding from rivers and the sea.

### The Property

A fabulous hamstone village property nestling in a very quiet location benefiting from a 0.27 acre plot and accommodation comprising a lovely arched hardwood entrance door to a reception hall, large cloakroom/wc,





sitting room with fireplace and wood burner, bi-fold doors leading to the garden, very good sized dining room, an extensive kitchen/breakfast/family room fitted with integral appliances, enjoying views to the garden one side and a full height glazed panelled window from floor to first floor height to the front aspect, separate utility room, first floor landing, four bedrooms, en suite shower room and family bathroom with shower.

#### Outside

The property is approached via a gravelled drive with 5 5-bar wooden gates leading to the extensive parking/turning area for several vehicles. There is a DOUBLE GARAGE with two up-and-over doors, a window, power and light. Adjacent to the garage is a beautifully arranged vegetable garden with a central path and vegetable plots on either side, planted fruit trees, a greenhouse, and a utility area, all screened by immaculate hedging.

On either side of the house are pathways (one covered) leading to the main rear garden.

The rear garden again is immaculately presented with an extensive paved patio, mainly laid to lawn with wonderful beds of roses, box hedging and seating areas.



# East Coker, Yeovil

Approximate Area = 3277 sq ft / 304.4 sq m

Limited Use Area(s) = 51 sq ft / 4.7 sq m

Garage = 392 sq ft / 36.4 sq m

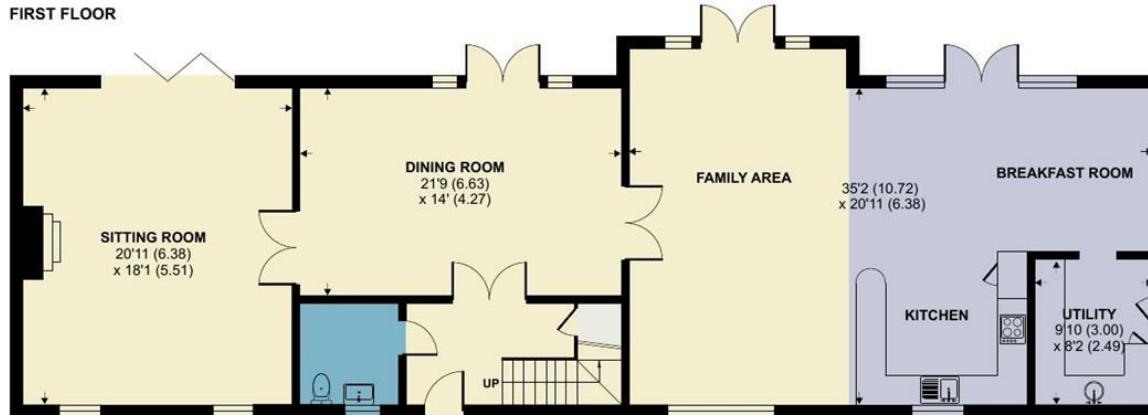
Total = 3720 sq ft / 345.5 sq m

For identification only - Not to scale

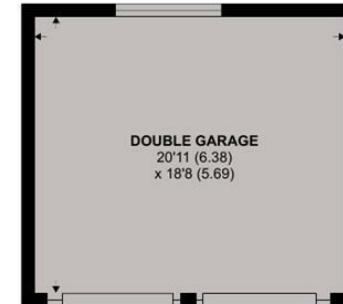


FIRST FLOOR

Denotes restricted head height



GROUND FLOOR



DOUBLE GARAGE  
20'11 (6.38)  
x 18'8 (5.69)

YEO/SH/25/06/2024



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Symonds & Sampson. REF: 1144682



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