



Old Church Hall



# Old Church Hall

West Camel, Yeovil, Somerset, BA22 7QB

A303 1.5 miles. Yeovil 6.5 miles. Sherborne 7 miles.

A superbly presented former village school which has been beautifully and meticulously converted into a charming three bedroom home carried out in a contemporary manner and set within private walled gardens together with off road parking. EPC Band D.

- Popular Village
- Two Reception rooms
- Utility and Cloakroom
- Private Walled Gardens
- Freehold
- Accessible to the A303
- Superb Kitchen/Breakfast Room
- Three Bedrooms all with En Suite Facilities
- Off Road Parking
- Council Tax Band E

## Guide Price £595,000

### SITUATION

Old Church Hall is located in the heart of this popular village with a very active community centre and church together with a hotel and pub. For a greater selection of facilities both Yeovil and Sherborne are within a 10 minute drive where an excellent selection of shopping, recreational and scholastic facilities can be found, together with a mainline railway station to Exeter and London Waterloo.

### DESCRIPTION

The Old Church Hall is constructed principally of Lias stone and is contained beneath a slate roof with stone mullions to the front. It lies within a conservation area and between approximately 1820 and 1960 the property was used as the village school. After which it is believed to have been the church hall, then village hall before being converted into residential accommodation around 2002. In recent times the property has partially been refurbished following a small flood, in May 2023, which we are informed by the owners is the only time in its history. The property benefits from double glazed windows throughout, together with oil fired central heating and electric under floor heating in the kitchen, hallway and ground floor en suite wet room. Internal inspection is highly recommended to appreciate the quality of the property which offers character features, yet with a contemporary feel. The gardens are also a major attraction being walled and beautifully landscaped together with off road parking for several vehicles.



## ACCOMMODATION

Double timber doors open into the hallway with natural limestone floor and under floor heating, with glazed door to the sitting room and glazed french doors to the kitchen/breakfast room which benefits from a bespoke designer kitchen incorporating a large Blanco sink with mixer tap over, adjoining Quartz worktops and an excellent range of floor and wall mounted cupboards and drawers. Bosch induction hob with extractor over, Bosch electric fan oven, together with combination oven/microwave, warming drawer and dishwasher. Siemens built in larder fridge freezer, natural Limestone floor with under floor heating and views from three aspects, along with a large roof light. Glazed french doors to the garden and glazed door to the rear hall/laundry room with Quartz worktops with floor and wall cupboard, space and plumbing for washing machine. Engineered oak flooring, triple glazed door to garden and trap access to roof void. Cloakroom with low level WC and corner wash hand basin, shoe rack and coat pegs. Within the heart of the house is a wonderful sitting room with solid oak flooring, two windows to front and stairs rising to the first floor, with glass balustrade, cupboard under with electric and light. Feature electric flame effect stove, illuminated shelving and recessed glazed french doors to the garden room. Also with solid oak floor, uPVC double glazed on three aspects including glazed french doors to the garden and large roof light with blinds. Ground floor bedroom with window overlooking the garden, fitted glass fronted wardrobe with automatic lights and door to the en suite wet room, also with automatic lights, fully tiled floor and walls and electric under floor heating, walk in shower, wash hand basin and concealed WC with wall hung pan and basin, heated towel rail and heated dimmable wall mirror.

Landing. Bedroom one with two windows to rear and roof light with blind. Built in glass fronted wardrobes with automatic light and en suite bathroom comprising bath, separate shower cubicle, vanity unit with heated mirror over and low level WC, heated towel rail, roof light with blind and concealed wall lights. Bedroom two with window to rear and roof light with blind, glass fronted wardrobe with automatic light and en suite shower room comprising shower cubicle, low level WC and wash hand basin with heated mirror over and towel rail.

## OUTSIDE

To the front of the property is paved pathway leading to the front door with outside courtesy light, well clipped laurel hedge and lawned garden with block surround. Various climbing plants to the front elevation and gravelled parking area for two cars. To the side of the property a picket gate opens into a walled garden to side, which is laid mainly to lawn with attractive flower and shrub borders and a selection of trees. External light and power, cold water tap and glass covered area. Boiler cupboard housing the Grant oil fired combi boiler, useful garden shed with light and power, together with work bench and racking. To the rear of the property is a small lawned area with a paved sun terrace, a selection of flower and shrub borders and external light. Beyond the garden room is a gravelled area with a large raised strawberry bed, together with a pear and apple tree.

## VIEWINGS

Strictly by appointment with the Vendor's selling Agents, Stags Yeovil Office. Telephone 01935 475000.

## SERVICES

Mains water, electricity and drainage are connected.

Oil fired central heating.

Broadband Available: ADSL under 24 Mbps Superfast 24 - 100 Mbps. (ofcom) There has recently been Super fast fibre installed within the village.

Mobile Available: EE, THREE, VODAFONE and O2 (ofcom)

## DIRECTIONS

From the centre of Yeovil head north out of the town along the A359 to Mudford and Marston Magna. Having passed through Mudford continue straight on towards Marston Magna and after a short distance turn left then immediately right and continue on this road for approximately 2 miles. At the crossroads continue straight across into the village whereupon The Old Church Hall will be seen on the left hand side.

## FLOOD RISK STATUS

Low Risk of Surface Water

Medium Risk of Rivers/Sea Water



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		75
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	66	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 1397 sq ft / 129.8 sq m  
 Outbuilding(s) = 86 sq ft / 8 sq m  
 Total = 1483 sq ft / 137.8 sq m

For identification only - Not to scale

**First Floor**

**Outbuilding 1**

**Ground Floor**

**Outbuilding 2**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Stags. REF: 1111054