



Manor Cottage





# Manor Cottage

Limington, Yeovil, Somerset, BA22 8EJ

Ilchester 1.5 miles. Yeovil 6 miles.

A three bedroom detached stone cottage situated on the outskirts of the village and set within attractive gardens and grounds along with a useful range of outbuildings. EPC Exempt (Grade II listed)

- Semi Rural Location with rural views
- Two Reception Rooms
- Three Bedrooms
- Useful Range of Outbuildings
- Council Tax Band - unknown
- Character Accommodation
- Kitchen and Bathroom
- Delightful Cottage Gardens
- Freehold

Offers In Excess Of £450,000

## SITUATION

Manor Cottage is located on the outskirts of this popular village at the end of a no-through road. The village benefits from a church and public house, with more day-to-day facilities available in the neighbouring village of Ilchester which lies approximately 1.5 miles from the cottage. The A303 is readily accessible just beyond Ilchester and the major town of Yeovil is within 6 miles where an excellent range of shopping, recreational and scholastic facilities can be found along with a mainline railway link to Exeter and London Waterloo..

## DESCRIPTION

Manor Cottage comprises a three bedroom detached Grade II listed stone cottage with some brickwork and contained beneath a tiled roof. Since purchasing the property in early 2021 the property has undergone a refurbishment programme including redecorating, new kitchen and flooring, new electrics including the replacement of the consumer unit, plumbing for a first floor bathroom and insulation of a conservation window within the kitchen. The property boasts a wealth of character features associated with a house of its age, including exposed beams and window seats. The setting is quite delightful, set within beautiful cottage gardens which are partly walled, together with a number of outbuildings and water and electricity available in the front garden in readiness for a Shepherds Hut, or similar.





## ACCOMMODATION

Glazed wooden door leading to the entrance hallway with wood laminate flooring and stairs rising to the first floor, door to kitchen and further door to the sitting room with a brick fireplace with quarry tiled hearth and wooden mantle over. Wood laminate flooring, window seat to front and views from two aspects, together with exposed beams and panelling to dado. On the opposite side of the hallway is the dining room with a brick fireplace with quarry tiled hearth, wooden mantle and beam over. Window seat to front, exposed beams and useful storage cupboard. The kitchen lies to the rear of the property and has recently been refurbished and comprises a Belfast sink with mixer tap over, adjoining oak worktops and integrated dishwasher, electric oven and grill with halogen hob and extractor over, vaulted ceiling with exposed beams and Velux roof light, stable door to rear, tiled flooring and space and plumbing for washing machine and tumble dryer. Views from two aspects and door to bathroom comprising bath with shower over, pedestal wash hand basin and low level WC, heated towel rail, trap access to the roof void and boiler cupboard housing the LPG gas fired boiler.

Landing with trap access to roof void, window to front and linen cupboard with slatted shelving. Bedroom two with brick fireplace and views from two aspects. Bedroom one with exposed stone chimney breast, exposed floor boards and window to front. Plumbing in situ for an en suite/bathroom. Bedroom three with exposed floorboards and window to side.

## OUTSIDE

The cottage is situated well within its gardens and grounds and are partly walled and hedged opening onto farmland. Picket gate with pathway leads to the front door. To the front and side of the cottage are large expanses of lawn with various shrubs, bushes and trees, together with outside light and concealed LPG tank. On the far side of the cottage is a circular patio together with a range of outbuildings which are constructed partly of brick and rendered under a tin roof and are divided into three rooms. To the rear of the cottage is a sun terrace, lawn, compost area and timber playhouse. External lighting and electrics, together with water and a very useful block and timber store shed. In total the gardens and grounds extend to 0.19 acres.

## SERVICES

Mains water and electricity are connected. LPG central heating. Private drainage.

Broadband Availability: ADSL under 24 Mbps Ultrafast 100 - 999 Mbps (ofcom)  
Mobile Availability: EE, O2, Three and Vodafone (ofcom)

## VIEWINGS

Strictly by appointment through the vendors selling agent, Stags Yeovil office  
Telephone 01935 475000.

## DIRECTIONS

From Yeovil head north on the A37 towards Ilchester. On the outskirts of the village take the second exit on the roundabout towards the village centre and afterwards turn right signposted Limington. Continue into the village turning left onto Mill Lane which is a no-through road. Manor Cottage will be found at the far end on the right hand side, clearly identified by our For Sale board.

## FLOOD RISK STATUS

Very low risk (environmental agency)





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.



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