



Fernside, 2 Yeovil Road





# Fernside, 2 Yeovil Road

, Montacute, Somerset TA15 6XG

A303 2 miles. Yeovil 4 miles. Sherborne 9 miles.

An extended period three bedroom terraced house, offering a very large garden of approximately 0.16 acres with outbuilding/studio. Great for all keen gardeners or outdoor entertaining. Some updating is required and it is offered with no onward chain. EPC Band F.

- No onward Chain
- Ideal for the keen gardener with outbuilding/workshop
- Spacious kitchen
- Three double bedrooms & shower room
- Council tax band C
- Sought after village location
- Two Reception rooms & Hobbies room
- Cloakroom and utility
- Some modernisation required
- Freehold

Asking Price £385,000

### SITUATION

Fernside is set in the heart of this picturesque village famous for its National Trust owned Montacute House and close to its parkland grounds. Facilities within the village include two pubs, church, primary school, village hall, petrol station and village stores/post office. The village is surrounded by National Trust woodland and with wonderful walks up onto Ham Hill. Yeovil is within 4 miles where an excellent range of shopping, recreational and scholastic facilities can be found, together with a mainline railway station to London Waterloo, Exeter and Bristol.

### DESCRIPTION

Fernside comprises an extended three bedroom terraced house constructed principally of Hamstone and contained beneath a mainly tiled roof with a small flat roof extension to the rear. It is situated in what is one of the most sought after villages in the area and is surrounded by other attractive properties. The property benefits from two reception rooms, separated by sliding glass doors, together with a hobbies room, kitchen and cloakroom. On the first floor can be found three bedrooms together with a shower room. Outside the property benefits from very large gardens which have been lovingly landscaped over the years, making this a gardener paradise and ideal for outdoor entertaining and is one of the largest plots in the area. It offers a most productive kitchen garden and more formal gardens, along with greenhouse and a useful stone and block outbuilding, offering great potential as a home office/studio. There is also a chicken run and summerhouse. The property is in need of some improvements, however, overall is an attractive prospect to purchase a charming character home, which can be designed to your own particular taste.





**ACCOMMODATION**

Covered entrance porch with door leading to entrance hallway with original tessalated floor and staircase rising to the first floor. Doorway leads into the dining room with newly installed large glazed door leading to the rear. Recessed bookshelves with cupboards under, picture rails, one wall light point and under stairs cupboard. Glazed sliding doors lead to the sitting room with a square bay window to front, log burner, picture rail and two wall light points. Hobbies room with built in desk/table, with triple pendant lights over, two lots of built in shelving and window to side. Glazed door to kitchen comprising belfast sink with space and plumbing for washing machine and fridge. Opposite can be found a built in dresser unit, space for cooker and adjoining worktops with cupboards and drawers beneath. window to side and adjoining boot room with newly installed glazed door to rear and adjoining cloakroom with low level WC and wash hand basin.

On the first floor can be found the main landing with useful built in wardrobe with hanging rail and cupboard over and trap access to roof void, with access ladder being fully boarded and with dormer window to the rear. Bedroom one enjoys two large windows to the front, picture rails and two wall light points.. Bedroom three with sash window to rear, recessed shelving, picture rail and one wall light point. Rear landing providing access to the shower room with large walk-in shower, vanity unit with inset bowl, low level WC and part panelled walls. Bedroom two with windows on two aspects, providing fine views of the garden and surrounding hills. Fitted open fronted wardrobes with hanging rail, shelf and cupboard over and two wall light points.

**OUTSIDE**

To the front of the property is a small garden area. There is also a pedestrian gate a short distance away to the right of the front of the house, that gives access onto the road. Pathway leads to the garden with useful fuel store and garden shed. Beyond here the gardens open onto a large kitchen garden which are walled and protected by a mature Beech hedge. There are various vegetable beds, together with fruit cage and a further shed. Beyond the Beech hedge is a large walled garden which is laid mainly to lawn with large central beds which are well stocked with various shrubs, bushes and trees. Within the garden is a useful aluminium greenhouse, 2nd fuel storage area and various water butts. Within the corner of the garden is useful stone and block outbuilding contained beneath a tiled roof. It benefits from power and light and a window overlooking the garden. It would make an excellent studio/home office, other buildings include a summerhouse and enclosed chicken run. Overall the garden is approximately 0.16 acres.

**VIEWINGS**

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

**SERVICES**

Mains water, electricity and drainage are connected.  
Mobile Available : EE, VODAFONE and O2 (ofcom)  
Broadband Available: ADSL under 24 Mbps Superfast 24 - 100 Mbps (ofcom)

**DIRECTIONS**

From Yeovil take the A3088 towards Exeter and before reaching Cartgate roundabout turn left towards Montacute. At the end of the road turn left and continue into the village. Continue past the main entrance to Montacute House and the Phelps Arms public house on your left and after a short distance the road bears left by the village stores/post office, whereupon Fernside, 2 Yeovil Road will be seen on the right hand side, clearly identified by our For Sale board.

**FLOOD RISK STATUS**

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.



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current		Potential
		63
		26
England & Wales		
EU Directive 2002/91/EC		

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