



Hainbury Cottage



Hainbury Cottage

Ilchester, Yeovil, Somerset, BA22 8LA

A303 1.5 miles, Yeovil 5 miles. Sherborne 10 miles.

A delightful three bedroom detached cottage overlooking fields set within attractive part-walled gardens with off road parking. EPC Band E.

- Charming Village Location
- Sitting Room with Fireplace
- Spacious Kitchen
- Attractive Part Walled Gardens
- Council Tax Band D
- Hallway and Cloakroom
- Large Conservatory with Countryside Views
- Three First Floor Bedrooms and Bathroom
- Off road Parking
- Freehold

Offers In Excess Of £375,000

SITUATION

Hainbury Cottage is located on the eastern outskirts of this popular village, where a good range of day-to-day facilities can be found including a hotel and restaurant. For a greater selection, Yeovil is within 5 miles where an excellent range of shopping, recreational and scholastic facilities can be found, together with a mainline rail link to Exeter and London Waterloo. The property is also well placed being within 1.5 miles of the A303 giving easy access to Exeter, Bristol and Bath in under 1 hour.

DESCRIPTION

Hainbury Cottage comprises a three bedroom detached cottage constructed principally of reconstituted stone, with a tiled roof. It benefits from gas fired central heating, together with uPVC double glazed windows throughout. The property is offered in good decorative order and is set within attractive gardens, which are mainly walled giving much privacy. There are also delightful views to the east as well as off road parking for two cars.



ACCOMMODATION

The front glazed door leads to entrance porch with a window to the side and a glazed door to the entrance hallway with stairs to the first floor and a cupboard under the stairs. There is a cloakroom with a low level WC, hand basin and window to the rear. A door leads to the laundry room with worktop and washing machine with shelving, together with uPVC double glazed door to the rear and a large walk-in cupboard with shelving. The kitchen comprises a single drainer sink unit with mixer taps, adjoining worktops with a range of floor and wall mounted cupboards and drawers. There is a newly installed gas cooker and Bosch fridge/freezer. There is recessed shelving, two windows to the front, pantry and a concealed gas fired boiler. The sitting room has a window to the front, a gas fireplace with wooden shelving, patio doors to the conservatory with a tiled floor and uPVC double glazed windows on three sides, along with glazed french doors to the garden. The landing has a window to rear, an airing cupboard housing the hot water cylinder with an immersion heater and slatted shelving. There is access to the roof void. Bedroom one has a mirror fronted wardrobe, to one wall, together with views from two aspects. Bedroom two has a window to the front, as does bedroom three. The bathroom comprises an enamelled bath with electric shower, wall hung hand basin, heated towel rail and low level WC.

OUTSIDE

Hainbury Cottage is approached along a sweeping gravelled driveway. To the front of the property is off road parking for two cars and various climbing plants along the front elevation, together with a lawned garden, bounded by well cut hedges. There is a concrete pathway that leads around to the rear of the property which is well hedged and walled giving much privacy. There is a large paved patio with attractive flower and shrub borders and a cold water tap. Beyond here there is a lawned garden with well planted flower and shrub borders and a decking area. There is also a useful wooden garden shed with covered store area to rear.

VIEWINGS

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

SERVICES

All mains services are connected.

Gas fired central heating.

Mobile Availability: EE, Three, O2 and Vodafone (ofcom)

Broadband Availability: ADSL under 24 Mbps Superfast 24 - 100 Mbps (ofcom)

DIRECTIONS

From the A303 exit at Ilchester and continue into the centre of the village. Having passed the church on your left hand side and at the roundabout, take the 2nd exit straight ahead and after a short distance the entrance drive will be seen on your left hand side. Continue up the gravelled driveway, whereupon Hainbury Cottage will be the penultimate property on the left hand side.

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.



Approximate Area = 1040 sq ft / 96.6 sq m
For identification only - Not to scale

Ground Floor

- Conservatory: 3.05 x 2.67m (10' x 8'9")
- Sitting Room: 4.32 x 3.00m (14'2" x 9'10")
- Kitchen: 5.82 x 2.54m (19'1" x 8'4")

First Floor

- Bedroom 1: 4.29 x 2.97m (14'1" x 9'9")
- Bedroom 2: 2.87 x 2.57m (9'5" x 8'5")
- Bedroom 3: 2.92 x 2.54m (9'7" x 8'4")

Energy Efficiency Rating

Rating	Current	Potential
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	49	
F (21-38)		
G (1-20)		

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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	79
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC