



Trinity Cottage, College



# Trinity Cottage, College

East Chinnock, Yeovil, Somerset BA22 9DY

Yeovil and Crewkerne 4.5 miles. Sherborne 10 miles. Jurassic Coast 17.5 miles.

A beautifully appointed spacious three bedroom Grade II listed cottage, quietly tucked away at the end of a no-through lane with parking, garage and set within generous wonderful cottage gardens. EPC Exempt

- Quiet Location end of lane location
- Two Reception Rooms
- Modern Shower room
- Driveway and Garage/Workshop
- Council Tax Band E
- Character Grade II Cottage
- Well Appointed Kitchen/Breakfast Room
- Three Bedrooms, En Suite Cloakroom
- Beautiful Large Cottage Gardens
- Freehold

## Offers In Excess Of £425,000

### SITUATION

Trinity Cottage is quietly tucked away at the end of a no-through lane and adjoining a public footpath providing walks over the adjoining countryside. The village is very well placed being equidistant of Yeovil and Crewkerne, both providing excellent shopping, recreational and scholastic facilities together with a mainline rail link to Exeter and London Waterloo. Crewkerne also boasts numerous antique shops, a Waitrose supermarket and sports facilities including a indoor swimming pool.

### DESCRIPTION

Trinity Cottage comprises a Grade II listed semi-detached stone cottage set beneath a thatched roof with a tiled single storey section to the rear. The cottage is believed to date back to 1640 and was originally three cottages, with Trinity Cottage being made up of two of them. In recent years the property has been refurbished with newly installed shower room, kitchen flooring, new thatched ridge in 2022, new electric garage door in 2023, new Grant boiler approximately 5 years ago. The property boasts a wealth of character features associated with a property of its age, including magnificent exposed timbers, Oak panelling and window seats, to name but a few. There are two reception rooms, superb kitchen/breakfast room and shower room all on the ground floor. On the first floor is a good size landing and three bedrooms, one with an en suite cloakroom. Outside are beautiful cottage gardens to both the front and rear, together with a driveway leading to a large detached garage/workshop.



**ACCOMMODATION**

Thatched canopy porch with Oak door leading to the entrance lobby with tiled floor and step up to the sitting room, with Inglenook fireplace with inset log burner on a tiled hearth with beam over. Recessed shelving, exposed beams and two window seats. The adjoining dining room is L-shaped with a sealed fireplace with canopy and beam and mantle over, two Oak window seats to the front, exposed beams, Oak panelling and display niche, together with door giving access to the staircase rising to the first floor. To the rear of the cottage is a spacious kitchen/breakfast room which is a single storey section set beneath a tiled roof. It has been beautifully refurbished and comprises; 1 1/4 bowl ceramic sink with adjoining Minerva composite worktops, with an excellent range of floor and wall mounted cupboards and drawers, along with a range of fitted appliances including Neff electric double oven and grill, AEG induction hop, integrated dishwasher, fridge and freezer. Fitted window seat, exposed beams and vertical radiator. At the far end of the kitchen are further cupboards together with worktop, with space and plumbing for washing machine and tumble dryer, Grant oil fired boiler and glazed door to rear. Adjoining shower room with large walk-in shower, low level WC and pedestal wash hand basin, deep tiled window sill, fully tiled walls and trap access to the roof void.

First floor landing with exposed beams and window overlooking the rear garden. Bedroom one with windows on two aspects with a part sloping ceiling and exposed beam, together with an adjoining en suite cloakroom comprising; low level WC, pedestal wash hand basin, exposed beams, window to rear and two wall light points. Bedroom two with fitted wardrobe to one wall with cupboards over, part sloping ceiling and exposed beams and window to front. Bedroom three/dressing room with fitted wardrobe with cupboard over, timber panelling to one wall and window to front.

**OUTSIDE**

Trinity Cottage is located at the end of a quiet no-through lane. It has the benefit of a driveway which leads to the detached prefabricated garage/workshop, approached through an electric up and over door and is connected with power and light, together with personal door and two windows to side. The front of the cottage has a delightful cottage garden protected by a low stone wall, with a fine selection of shrubs, bushes and climbing roses to the front elevation. There is also a cast iron Victorian style street lamp.

To the side of the property is a wrought iron gate with pathway leading to the oil tank and wrought iron gate opening onto the rear sun terrace, protected by a stone retaining walls and central steps. Here there can also be found a cold water tap, log store and outdoor electric sockets. The steps lead to a central brick paved pathway which runs the length of the garden which is mainly lawned together with various well stocked flower and shrub borders, rose beds, summerhouse, apple tree, clematis clad arch leading to a rose and wisteria gazebo. Small vegetable plot, two garden sheds and a stone former privy, now used as a tool shed. The gardens are most delightful and provide much privacy and with the benefit of fine country views.

**SERVICES**

Mains water, electricity and drainage are connected. Oil fired central heating.  
Broadband Availability: ADSL under 24 Mbps Superfast 24 - 100 Mbps. (Ofcom)  
Mobile Availability: EE, Three, O2 and Vodafone (Limited - Ofcom)

**VIEWINGS**

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

**DIRECTIONS**

From Yeovil take the A30 towards Crewkerne. After approximately 4.5 miles in the centre of the village turn right just before the village hall into a no-through road know as College. Continue to the far en whereupon Trinity cottage will be seen on the left hand side.

**FLOOD RISK STATUS**

Very low risk



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.

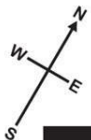


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive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

4/6 Park Road, Yeovil,  
Somerset, BA20 1DZ

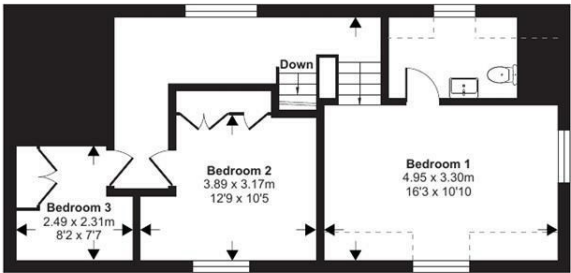
yeovil@stags.co.uk

01935 475000

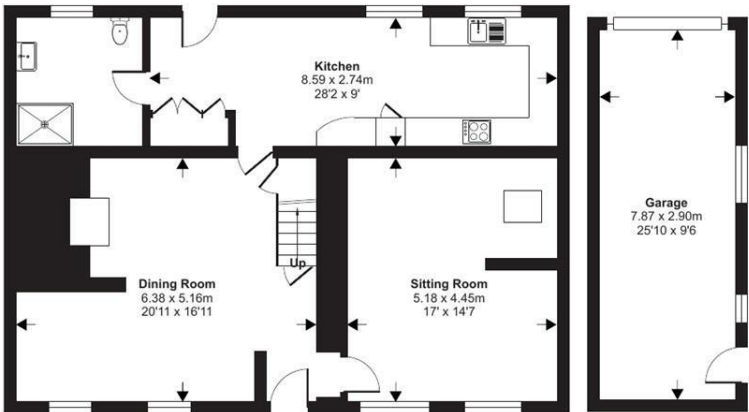


Approximate Area = 1620 sq ft / 150 sq m  
Limited Use Area(s) = 38 sq ft / 3.5 sq m  
Garage = 245 sq ft / 22.7 sq m  
Total = 1903 sq ft / 176.2 sq m  
For identification only - Not to scale

Denotes restricted  
head height



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
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