



2 Yarnhay Row





# 2 Yarnhay Row

Western Way, Winsham, Somerset, TA20 4BW

Crewkerne (mainline station London Waterloo) 6.3 miles Chard

4.2 miles Lyme Regis 11.6 miles Bridport 12.4

A superb modern contemporary and fuel efficient Village House located on the edge of Winsham with a stylish open plan ground floor, 3 double bedrooms and 3 parking spaces. EPC Band B

- Built in 2022 with the remainder of the NHBC warranty
- Spacious Open Plan Ground Floor with bifold doors
- Cloakroom
- 3 Double Bedrooms
- Generous Family Bathroom
- South facing enclosed rear Garden
- 3 parking spaces
- Council Tax Band B
- Freehold

Guide Price £295,000

## SITUATION

2 Yarnhay Row part of a small development of 10 properties built only 3 years ago. Located on the edge of the picturesque village of Winsham within walking distance of the amenities including a shop/post office, pub, Church and Primary School. The development has rural views and wonderful country walks on the doorstep and is located on the border of 3 counties within an easy drive of the Jurassic coast. For a wider range of day to day amenities including leisure and scholastic needs, Chard is just over 4 miles with Crewkerne and the mainline station to London Waterloo just over 6 miles away.

## DESCRIPTION

The property is traditionally built with rendered elevations under a slate roof with anthracite UPVC windows and aluminium bifold doors to the rear. The accommodation is open plan with under floor heating throughout the ground floor which is covered in LVT timeless Oak flooring. There are radiators on the first floor with individual thermostats in all bedrooms with separate zone thermostats on the ground and first floors. There are 3 double bedrooms a very spacious family bathroom and a cloakroom on the ground floor. The South facing rear garden is a real feature of the property and the bi-fold doors allow a seamless transition from inside to out. The property benefits from 3 parking spaces to the rear of the property and there is an electricity supply ready to support an electric car charging port.





## ACCOMMODATION

A paved pathway leads to the front door with an attractive clad covered porch. Inside the entrance hall has a cloakroom with WC and wash hand basin, there is a useful storage cupboard with the heating controls and the stairs rise to the first floor. Door to the ground floor living accommodation opening into a fabulous light and airy open plan room with living room at one end, ample space for a dining table and opening into the kitchen area. There is a large understairs storage cupboard. This room faces South and benefits from bi-fold doors opening into the garden. The kitchen is fitted with cashmere shaker style wall and floor units with working surfaces and 1.5 sink unit, there is an integral dishwasher, oven, hob with glass splashback and extractor fan over, space for a washing machine and fridge freezer. There is an additional freestanding island unit with wooden top providing extra storage and work surface space. There is a floor to ceiling window overlooking the garden. The Stairs rise to the first floor with a window allowing light to flood into the landing, airing cupboard and access to the insulated and partly boarded loft space. Bedroom 1 faces South overlooking the rear garden with distant rural views. Bedroom 2 is also at the rear of the property facing South and Bedroom 3 is at the front. All bedrooms are doubles with blinds fitted to the windows and wall mounted tv aerial and sockets ready for tv's to be put on the wall. The family bathroom is a very spacious room comprising bath, separately fully tiled shower cubicle, wash hand basin and WC, tiled splashbacks and light up mirror.

## OUTSIDE

To the front of the property is a small area of slate chippings for easy maintenance and the property is set back off the village road. A path leads to the side of the property, through a wooden gate to the South facing and fully enclosed rear garden. A generous paved terrace runs along the back of the house with air source heat pump and pathway leading to the rear gate and the parking spaces behind the house. The garden is laid to lawn enclosed by wooden fencing, attractive oak sleepers made into raised beds, ornamental borders with slate chippings and there is a garden shed. The gate leads to the 3 parking spaces behind the property with electricity available to enable the installation of an electric car charging point.

## SERVICES

Mains water, electricity and drainage connected with air source heating.  
Broadband availability : Standard, Superfast and Ultrafast (ofcom)  
Mobile availability : EE, O2 and Vodafone (ofcom)  
Flood Risk Status : Very low risk (environment agency)

## VIEWINGS

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

## DIRECTIONS

From Crewkerne take the A30 towards Chard and Cricket St Thomas bear left on B3167 for approximately 0.75 mile and turn left to onto B3162 to Winsham follow this road down into the village and turn right at the war memorial into Western Way. Proceed for about 200 yards and Yarnhay Row are the last properties on the left hand side with no 2 identified by our For Sale Board.





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>	<b>81</b>	<b>95</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

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