



Hurn



Hurn

Lufton, Yeovil, Somerset, BA22 8SU

Montacute 2 miles Yeovil Town Centre & A303 3 miles
Sherborne 8 miles

Situated in a semi rural location, this deceptively spacious four bedroom detached house, with two bedroom annexe, extensive parking, double garage and paddock, in all extending to approximately 0.75 acres. EPC Band E

- Semi Rural Location
- 4 Bedroom House
- Ample Parking & Detached Double Garage
- Adjoining Paddock extending to 0.75 acres
- Council Tax Band : House E / Annexe: B
- Versatile Accommodation
- 2 Bedroom Annexe
- Attractive Gardens
- Freehold

Guide Price £750,000

SITUATION

Hurn is situated in a semi rural location on the north western outskirts of the town, within an area known as Lufton, with its church and nearby specialist college. Yeovil town centre is within 3 miles, where an excellent range of shopping, recreational and scholastic facilities can be found, together with a main line rail link to Exeter and London Waterloo. The nearby village of Montacute is within 2 miles of the property, with its National Trust House, primary school, pubs, hotel, village stores and garage/shop.

DESCRIPTION

Hurn is centred on a four bedroom detached house, built in 1980 of Bradstone T Cut Cotswold stone contained beneath a tiled roof. In 1995 a two storey annexe was built, which now provides spacious and flexible accommodation with income potential. The property benefits from UPVC double glazed windows throughout, with bottled gas central heating to the main house and oil fired central heating to the annexe. The property enjoys ample parking together with a large detached double garage/workshop and it set within delightful gardens, including a productive vegetable garden. Adjoining is a 0.4 acre paddock benefitting from road access. In total the grounds extend to 0.75 acres.



ACCOMMODATION

A covered entrance porch with courtesy lights protects a stained glass door which opens into the hallway, with stairs rising to first floor and attractive glass brick wall. Cloakroom with low level WC and wash hand basin. Sitting room with a stone fireplace with inset log burner on a quarry tiled hearth with wood mantle over. Window and glazed French doors to garden. Obscured glazed patio doors to annexe and door to dining room, with views from two aspects and door leading to kitchen/breakfast room, comprising two bowl single drainer sink unit with mixer taps over. Adjoining worktops with a range of floor and wall mounted cupboards and drawers. Space for cooker and window to front. Door to hallway. Further door to utility room, comprising single drainer stainless steel sink with space and plumbing for washing machine and tumble dryer. Wall mounted Worcester bottled gas boiler and trap access to roof void. Window to side, obscured glazed door to rear and useful walk in larder/cupboard.

On the first floor, there is a window to front, large airing cupboard and trap access to roof void. Bedroom 4, with window to front and fitted wardrobes. Bedroom 1, with fine views over the paddock. Bathroom comprising panelled bath, shower cubicle, low level WC and pedestal wash hand basin. Bedroom 2, with views over the paddock. Bedroom 3, with views from two aspects and fitted wardrobe.

THE ANNEXE

A glazed door leads to the entrance hall, with tiled flooring throughout, stairs to first floor with cupboard under. Cloakroom with low level WC, wash hand basin and tiled floor. Glazed door leads to the kitchen, which comprises 1 1/4 bowl single drainer sink unit with mixer taps over. Adjoining worktop with a range of floor and wall mounted cupboards and drawers, Neff hob with extractor hood over and Indesit electric oven and grill. Tiled floor, window to front and archway leading into the dining room, with window to side and glazed door to hallway. The sitting room is a spacious room with oak flooring, window and glazed French doors to garden and obscured glazed patio doors to the main house sitting room.

On the first floor is an airing cupboard with factory lagged cylinder and trap access to roof void. Bedroom 1, with two windows overlooking the paddock. Shower room comprising large shower cubicle, vanity unit with inset wash hand basin and low level WC. Bedroom 2, with two windows to front and pedestal wash hand basin.

Council Tax: The annex for council tax purposes is Class T which means "Unoccupied annexes unable to be let separately." However it also means the annex is exempt from council tax whilst unoccupied no matter how long it remains empty. .

OUTSIDE

A pair of five bar timber gates opens onto a concrete driveway, providing ample parking and turning and access to the detached double garage, approached through a metal up and over door and connected with power and light, with personal door to side and windows on either side. The property is protected from the lane by some mature hedging, together with a front lawn and a fine selection of fruit trees. Steps lead down to the Brook, which forms a natural boundary on the western side. Covered log store built of T Block outside the back door. The rear garden is laid mainly to lawn with various shrubs, bushes and trees together with concealed gas bottles and two covered raised seating areas, providing delightful views over its gardens and paddock. There is also a log store built of T Block with a cover outside the back door. The far side of the property is a kitchen garden, together with two sheds and a external Grant oil fired boiler, supplying the annexe. To the south of the gardens is the paddock, which is mainly level, protected by natural hedgerows and treelined, together with a post and wire fence and bounded by a Brook on the western boundary. The property also has a separate field gate onto the lane. In total the grounds extend to 0.75 acres.

VIEWING

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

SERVICES

Mains water and electricity are connected. Shared sewage treatment plant. Bottled gas and oil fired central heating.

Broadband availability: Standard, Superfast & Ultrafast (ofcom)

Mobile availability: EE, Three, O2 & Vodafone (ofcom)

Flood Risk Status: Very low risk (environment agency)

DIRECTIONS



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.



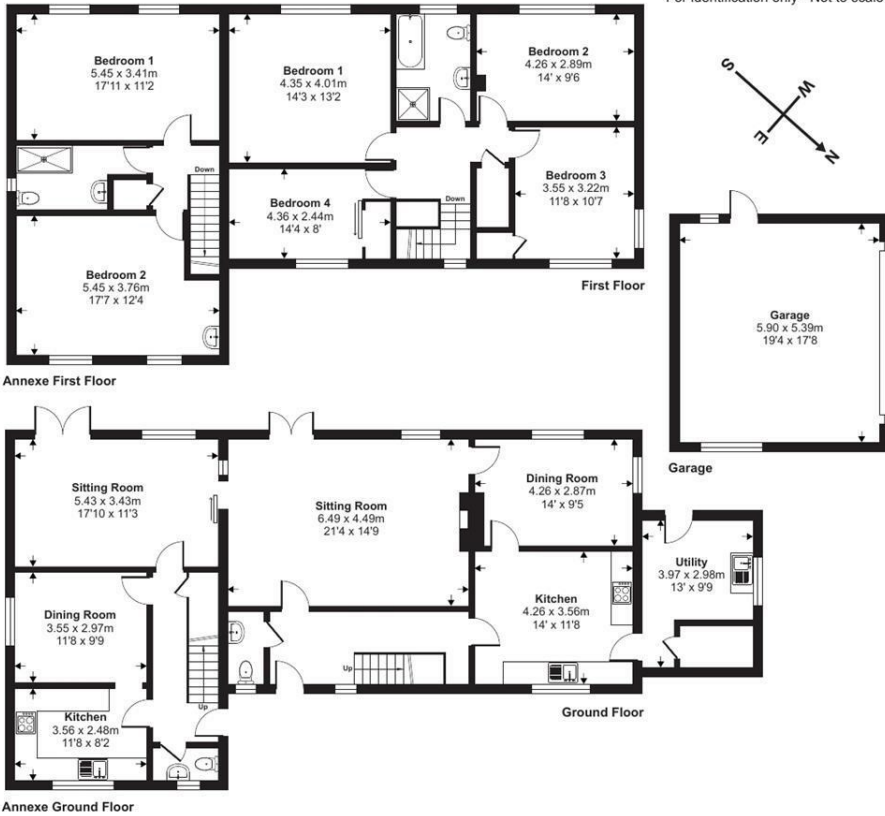
| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 63 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 47 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

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Approximate Area = 1702 sq ft / 158.1 sq m
Annexe = 1082 sq ft / 100.5 sq m
Garage = 342 sq ft / 31.7 sq m
Total = 3126 sq ft / 290.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Stags. REF: 1295070