STAGS

Little Slades

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East Coker, Yeovil, Somerset, BA22 9JY

Yeovil 3.5 miles. Crewkerne 6 miles. Sherborne 8 miles.

A charming four bedroom, Grade II listed thatched cottage, located within the heart of this sought after village, accessed over a sweeping driveway with delightful gardens and a two storey hamstone barn, with adjoining carports. In all approximately 1/3rd of an acre. Adjoining land available by separate negotiation. EPC Band F.

- Grade II Listed cottage
- Two reception rooms
- Four bedrooms
- Sweeping drive and delightful gardens
- Freehold
- Sought after village location
- Boiler Room and Workshop
- Bathroom and Shower room
- Two storey barn with carports and shed
- Council Tax Band F

Guide Price £575,000

SITUATION

Little Slades occupies a prime position in the heart of East Coker, a highly desirable village surrounded by unspoilt countryside. The village offers a welcoming community and a good range of amenities including an excellent public house and restaurant, church, primary school, village hall and café. For wider facilities, the nearby town of Yeovil, approximately 3.5 miles away, provides a comprehensive range of shopping, recreational and educational amenities, together with a mainline rail service to Exeter and London Waterloo.

DESCRIPTION

Little Slades is a charming four-bedroom Grade II listed semi-detached cottage, principally built of hamstone beneath a traditional thatched roof. A sympathetic two-storey extension to the rear, constructed of reconstituted stone with part-timber cladding, complements the original building. The property retains a wealth of character features including exposed beams, window seats, plank and muntin screens and flagstone floors, whilst also offering deceptively spacious and well-proportioned accommodation.

Set within beautiful private gardens extending to approximately one third of an acre, the property is approached via a sweeping driveway leading to a traditional two-storey hamstone barn. The barn provides a workshop on the ground floor and a home office on the first floor, which has previously been used as a self-contained flat. Flanking the barn are two carports and a useful open-fronted shed.

ACCOMMODATION

The entrance hall, with flagstone flooring, exposed beams and a plank and muntin screen, provides access to the staircase and a glazed rear door. The sitting room is full of character with an open fireplace, built-in bookshelves, exposed beams, a window seat and a glazed door opening onto the garden. The dining room also features an open fireplace, exposed beams and a window seat to the front.

The kitchen is light and airy, fitted with a stainless steel sink, worktops, a range of cupboards and drawers, integrated double oven and grill, hob, fridge/freezer and dishwasher, and enjoys views over the rear garden. Beyond is a rear porch and laundry area with space and plumbing for a washing machine, coat hooks and access to the garden. A cloakroom with WC and wash hand basin is also situated on the ground floor. The boiler room, housing the oil-fired boiler, leads through to a workshop area with shelving.

On the first floor, the landing has a rear-facing window and provides access to an airing cupboard and linen cupboard. The principal bedroom enjoys triple aspect views, exposed beams, fitted wardrobes and a vanity unit with wash hand basin. Bedroom two also features exposed beams, a vanity unit, fitted wardrobes and cupboards, with a former fireplace adding further character. Bedroom three overlooks the rear garden and includes a fitted wardrobe, built-in desk and roof void access, while bedroom four offers a front aspect with fitted wardrobe, desk and cupboards. The family bathroom comprises a bath with shower attachment, pedestal wash hand basin and WC, with storage beneath the rear-facing window. In addition, there is a shower room with a tiled cubicle, vanity unit with wash hand basin and WC.

OUTSIDE

The cottage is protected from the village road by a stone wall and small stream, with a gateway and path leading to the front door. Lawns on either side are complemented by mature shrubs and bushes. To the side, a five-bar gate opens onto a sweeping tarmac driveway, bordered by lawn and mature beech hedge, and leading to ample parking and turning space at the top of the garden. Here stands the detached two-storey hamstone barn beneath a tiled roof. The ground floor, formerly stables with a cobbled floor, has power and light with access through two stable doors. Stairs rise to the first floor which is currently used as a home office but was previously arranged as a self-contained flat, with kitchen sink, mezzanine sleeping platform, shower room, separate WC and views across the garden. Alongside the barn are two carports and an open-fronted shed.

To the rear of the cottage is a large stone sun terrace, ideal for outdoor entertaining, beyond which lies a lawned garden enclosed in part by stone walls and interspersed with mature trees. The rear garden also includes a log store, oil tank and outdoor tap, with the total grounds extending to 0.33 acres.

AGENTS NOTE: Adjoining land available by separate negotiation

VIEWINGS

Strictly by appointment with the selling agents, Stags, Yeovil office. Telephone 01935 475000.

SERVICES

Mains water, electricity and drainage are connected.
Oil-fired central heating.
Mobile coverage : EE, Three, O2 and Vodafone (some service may be limited - Ofcom)
Broadband availability : Standard, Superfast and Ultrafast (Ofcom)
Flood risk status : Very low risk (Environment agency)

DIRECTIONS

On entering East Coker, head towards the village centre, passing the church on the right-hand side and continuing past the Hellier Arms public house and restaurant. Shortly afterwards Little Slades will be found on the right-hand side, clearly identified by the For Sale board.

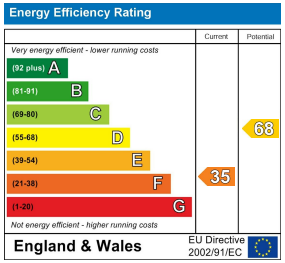
AGENTS NOTE

Please note there is a flying freehold on the first floor over the neighbouring cottage.

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 = 2038 sq ft / 189.3 sq m (excludes carports)
Outbuilding = 929 sq ft / 86.3 sq m
Total = 2967 sq ft / 275.6 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). ©nichecom 2025. Produced for Stags. REF: 1340741



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