

Property Location

South Barrow is a small rural village around 20 minutes drive north of the popular market towns of Yeovil and Sherborne. Surrounded by beautiful farmland and countryside but within easy access of main transport route the A303.



14 Wolverlands, South Barrow, Yeovil, Somerset, BA22 7LQ

Approximate Gross Internal Area = 113.1 sq m / 1217 sq ft
(Including Garage / Garden Office)

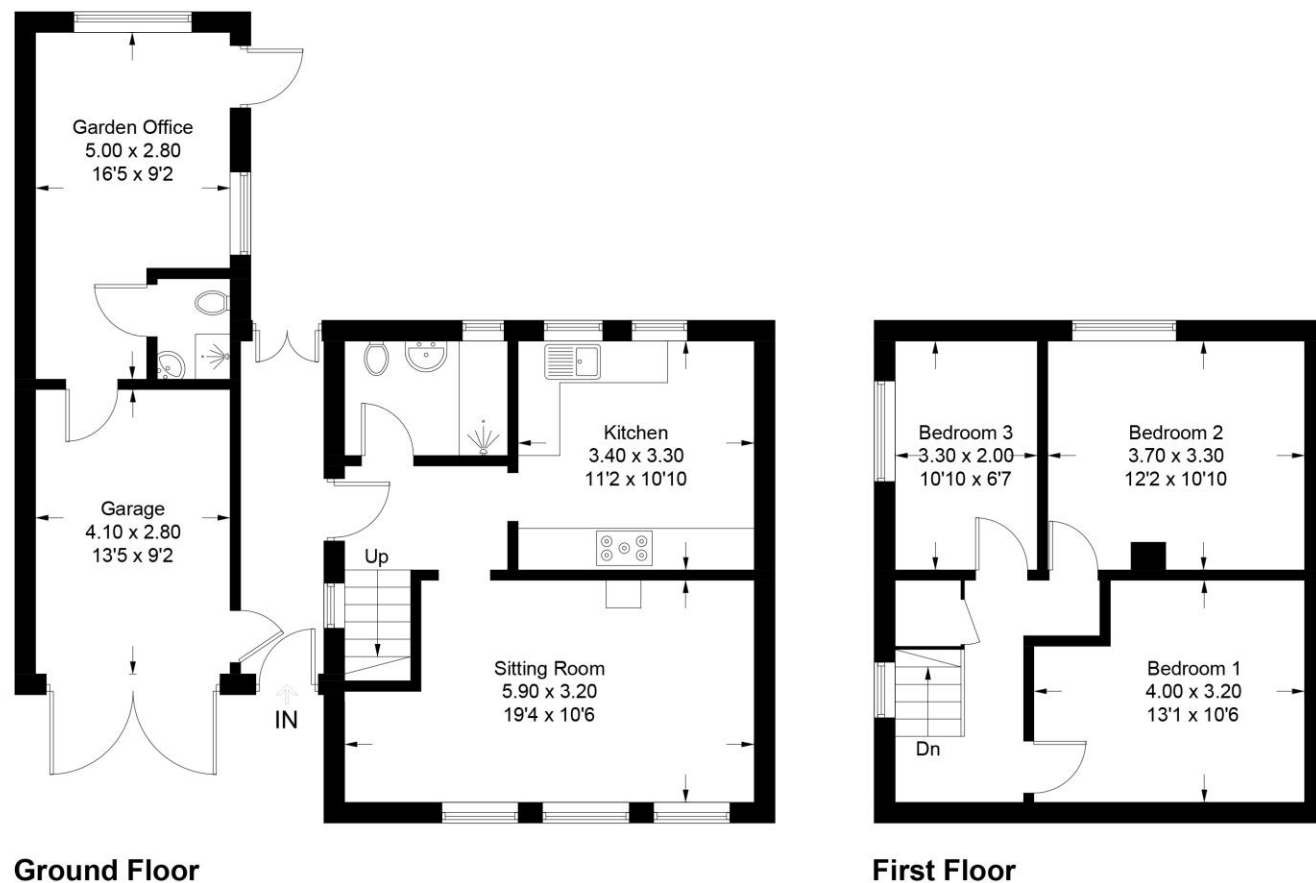


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1061061)



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / Laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Wolverlands, South Barrow

Asking Price Of £265,000



14 Wolverlands

Yeovil

BA22 7LQ

Key features:

- Gardens to Front and Rear
- Driveway and Garage
- Wood-Burning Stove
- Pizza Oven
- Countryside Views
- Rural Village Location
- Three Double Bedrooms
- Country-Style Fixtures and Fittings



Why you'll like it

Stunning opportunity to own this rural country-style house with beautiful views across South Somerset.
With garage and garden office, this house is rural living at its best with wood-burning stove, range cooker, gardens to front and rear with area for chickens, 3 double bedrooms and so much more.

ENTRANCE HALL The house is accessed by double wooden doors opening into a conservatory / garden room which links the main house and the garage/office. Perfect for boots/coat storage and pets!
A further set of wooden doors open at the end of the hall to the rear garden. Tiled floor and white walls, with perspex roof. High level shelves and coat hooks.

HALLWAY The inner hallway has doors leading to all ground floor rooms and stairs rising to the first floor.
Wooden laminate flooring and dark green decor.
High level decorative shelving.
Electric storage heater. Wooden glazed door from the conservatory.
Electrical consumer unit high level.

KITCHEN/DINER 11' 1" x 10' 9" (3.4m x 3.3m) Country-style kitchen with two double glazed windows to the rear overlooking the garden.
Belling electric range oven with wooden drying racks above.
Modern Magnet kitchen in dark blue with solid wood work surface, cream walls and white tiling.

Fitted larder cupboard and space for dining table.
Fridge-freezer appliance space.

SITTING ROOM 19' 4" x 10' 5" (5.9m x 3.2m) Statement sitting room made for cosy winter nights in front of the fire! With 3 double glazed windows to the front. Wooden-laminate flooring and red painted walls.
Wood burning stove (can be used for multi-fuel) and electric storage heater.

BATHROOM Family bathroom with double glazed window to the rear. White suite of toilet and basin in fitted furniture with cupboard beneath. White bath with shower above.
Dark blue decor with blue tiling and grey vinyl flooring.
Electric chrome heated towel rail.

STAIRS AND LANDING The stairs, landing and upstairs bedrooms all benefit from a tasteful coir textured carpet which is a real feature of this house.
The walls are dark green but the space remains light with two double glazed windows over the stairwell.
Loft hatch and airing cupboard housing the hot water immersion tank.

BEDROOM ONE 13' 1" x 10' 5" (4m x 3.2m) Large double bedroom with double glazed window to the front.
Coir flooring and cream walls.
Electric storage heater.

BEDROOM TWO 12' 1" x 10' 9" (3.7m x 3.3m) Double bedroom with double glazed window to the rear and stunning views!
Coir flooring and cream walls.
Electric storage heater.

BEDROOM THREE 10' 9" x 6' 6" (3.3m x 2m) Small double bedroom with double glazed window to the side and benefiting again from the views.
Coir flooring and cream walls.
Electric storage heater.

GARAGE 13' 5" x 9' 2" (4.1m x 2.8m) Single garage with double wooden opening doors to the front.
Personal door from the conservatory and another opening into the office to the rear.
A range of fitted shelving will remain.
Plumbing and electrics for washing machine.

GARDEN OFFICE 16' 4" x 9' 2" (5m x 2.8m) Home office or ancillary guest accommodation built to the rear of the garage.
Tiled flooring and white walls.
Double glazed windows to rear and side, and wooden door to the garden.
Electric storage heater.
Shower room and WC with white toilet, hand-wash basin and shower cubide.

GARDENS To the front of the house is a large garden split into two parts. To the front is an area previously used for chickens with lawn, coop and fencing. Adjacent to the house is an ornamental garden with small pond, shrubs, borders and pleasant circular seat around the base of the mature tree.
To the rear the south-facing garden includes paved areas a second pond, two sheds (one with power), a greenhouse and pizza oven - perfect for outside entertaining!

