Rolfe East

High Street, Queen Camel, BA22 7NE

Guide Price £490,000

- SUBSTANTIAL NATURAL STONE BARN CONVERSION.
- FLEXIBLE ACCOMMODATION EXTENDING TO 2777 SQUARE FEET.
- THREE FIRST FLOOR DOUBLE BEDROOMS AND OCCASIONAL GROUND FLOOR BEDROOM.
- NO FURTHER CHAIN.
- LARGE LEVEL PLOT AND GARDENS EXTENDING TO JUST UNDER A THIRD OF AN ACRE.
- OIL FIRED RADIATOR CENTRAL HEATING AND DOUBLE GLAZING.
- MAIN GARDENS FACE SOUTH AND WEST.
- TRIPLE GARAGE PLUS DRIVEWAY PARKING FOR 5 CARS.
- MASTER DOUBLE BEDROOM WITH EN-SUITE BATHROOM.
- SHORT WALK TO EXCELLENT VILLAGE CENTRE AMENITIES (PUB, SHOP) AND PRETTY HEART.

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1 Tithe Barn High Street, Queen Camel BA22 7NE

VACANT. THIRD OF AN ACRE! WITH TRIPLE GARAGE! '1 Tithe Barn' is a deceptively spacious (2777 square feet), natural stone, extended, semi-detached barn conversion situated near the heart of this popular Somerset village. The property stands in a generous, level plot extending to just under a third of an acre (0.30 acres approximately) with a lawned side garden enjoying a sunny southerly aspect and a large rear garden boasting a westerly aspect. There is driveway parking for five cars or more leading to a triple garage. The property does require some cosmetic updating. However, it is enviably free from the restrictions of Grade II listing and yet retains some lovely, exposed beams and internal natural stone elevations. It is heated by oil-fired radiator central heating, an LPG fire and also boasts a mixture of double glazing. The well laid out accommodation benefits from flexible ground floor accommodation and a sunny east-to -west aspect. It comprises entrance porch / boot room, entrance reception hall, sitting room, garden room / ground floor garden bedroom, conservatory, open-plan kitchen / dining room, office, utility room and ground WC. On the first floor, there is a landing area, generous double master bedroom with large en-suite bathroom, two further double bedrooms and a family bathroom. The property boasts fantastic scope for extension at the side and rear for reconfiguration or extension, subject to the necessary planning permission. There are countryside and pretty village centre walks from nearby the front door. The friendly village of Queen Camel has a village pub, village shop, Post Office, Medical Centre and Parish Church. It has the popular, 2016 built, Countess Gytha pre-school and primary school, and also within the parish is Hazelgrove Preparatory School. On the vacated old school site is now a Community Centre that includes a café, beautician, hairdresser and well-being therapists. There is easy access to the A303 London/South West Road

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Sherborne, Yeovil, Castle Cary and Bruton lie within comfortable motoring distance. Bruton is particularly popular with ex-London buyers and offers Hauser & Wirth Somerset - a pioneering world-class gallery and multi-purpose arts centre as well as fantastic schooling options. It also boasts The Newt - a country estate with splendid gardens, woodland, hotel, restaurants and farmland. It is a short drive to the nearby historic abbey town of Sherborne. Sherborne boasting a superb boutique high street with coffee shops, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world famous private schools. It is also a short drive to the mainline railway station making London Waterloo directly in just over two hours. Sherborne has recently won the award for the best place to live in the South West by The Times 2024. It also boasts 'The Sherborne' - a top class, recently opened arts and conference centre plus superb restaurant.

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uPVC double glazed front door leads to

ENTRANCE PORCH / BOOT ROOM: 7’5 maximum x 5’7 maximum. Multi pane windows to the side and rear, wall mounted light. Multi pane glazed door and side light leads to

ENTRANCE RECEPTION HALL: 21’6 maximum x 6’11 maximum. A generous greeting area providing a heart to the home. Staircase rises to the first floor, heavy exposed beams, oak effect laminate flooring, radiator, panel door leads to understairs storage cupboard space with floor mounted Worchester Bosch oil fired boiler, light and power connected. Doors lead off the entrance reception hall to the main ground floor rooms.

SITTING ROOM: 17’ maximum x 14’9 maximum. Feature fireplace with feature fireplace surrounds, fireside recess book shelving, oak effect flooring, radiator. Glazed double doors lead from the sitting room through to the

GARDEN ROOM / DINING ROOM: 18’8 maximum x 12’6 maximum. Double glazed bi-folding doors open onto the rear garden, double glazed oak window to the side, two electric night storage heater, oak effect flooring, TV point.

Multi pane glazed double doors lead from the sitting room to the

CONSERVATORY: 15’7 maximum x 14’8 maximum. Double glazed sliding patio door to the side.

KITCHEN / BREAKFAST ROOM: 26’1 maximum x 13’9 maximum. A large open-plan room enjoying a light dual aspect with multi pane window to the front, multi pane double glazed double French doors opening onto the rear garden. This room is split into two areas.
Kitchen area - An extensive range of Shaker-style kitchen units comprising stone effect laminated worksurface and decorative tiled surrounds, inset one and a half sink bowl and drainer unit with mixer tap over, inset stainless steel gas hob, a range of drawers and cupboards under, space and plumbing for tumble dryer, built in eye level electric oven, a range of matching wall mounted cupboards, wall mounted stainless steel cooker hood extractor fan.
Dining area - Radiator, oak effect flooring.

OFFICE: 7’10 maximum x 8’1 maximum. Internal window to the conservatory, radiator, oak effect flooring.

UTILITY ROOM: 9’6 maximum x 9’2 maximum. Stainless steel sink bowl and drainer unit, drawers and cupboards under, floor standing water softener, a range of matching wall mounted cupboards, space and plumbing for washing machine, space for upright fridge freezer, multipane window to the front, glazed door to the front, door leads to shelved storage cupboard.

Panel door from the entrance hall leads to

CLOAKROOM / WC: 7’11 maximum x 3’5 maximum. Fitted low level WC, pedestal wash basin, tiled splashback, feature window to the side, radiator, extractor fan.

Hardwood staircase rises from the entrance reception hall to the first floor landing, double glazed Velux ceiling window overlooks stairwell.

FIRST FLOOR LANDING: 13’ maximum x 5’10 maximum. A generous landing area. Panel door leads to shelved linen cupboard, housing lagged hot water cylinder and immersion heater. Ceiling hatch and loft ladder leads from the first floor landing to

LOFT ROOM / ATTIC SPACE: 18’5 maximum x 11’4 maximum. Windows to the front, fully boarded, light and power connected, fitted shelves, eves storage cupboard space.

Panel doors lead off the landing to the first floor rooms.

MASTER BEDROOM: 15’2 maximum x 15’2 maximum. A generous main double bedroom enjoying a light dual aspect with windows to the side and rear, radiator, telephone point, fitted wardrobes, cupboards above. Entrance leads to

EN-SUITE BATHROOM: 13’3 maximum x 7’10 maximum. A white suite comprising low level WC, wash basin over storage cupboard, panel bath, tiling to splash prone areas, separate glazed shower cubicle with wall mounted mains shower over, fitted cupboard, extractor fan, chrome heated towel rail, shaver point, multi pane window to the front.

BEDROOM TWO: 18’10 maximum x 11’10 maximum. A generous second double bedroom, two

windows to the rear, radiator.

BEDROOM THREE: 10’7 maximum x 14’7 maximum. A third generous double bedroom, radiator, window to the side.

FAMILY BATHROOM: 7’8 maximum x 9’2 maximum. A white suite comprising low level WC, pedestal wash basin, panel bath with glazed shower screen over and wall mounted mains shower
over, tiling to splash prone areas, chrome heated towel rail, timber effect flooring, shaver light and point.

OUTSIDE:

This substantial property occupies a generous level plot extending to just under a third of an acre (0.30 acres approximately).

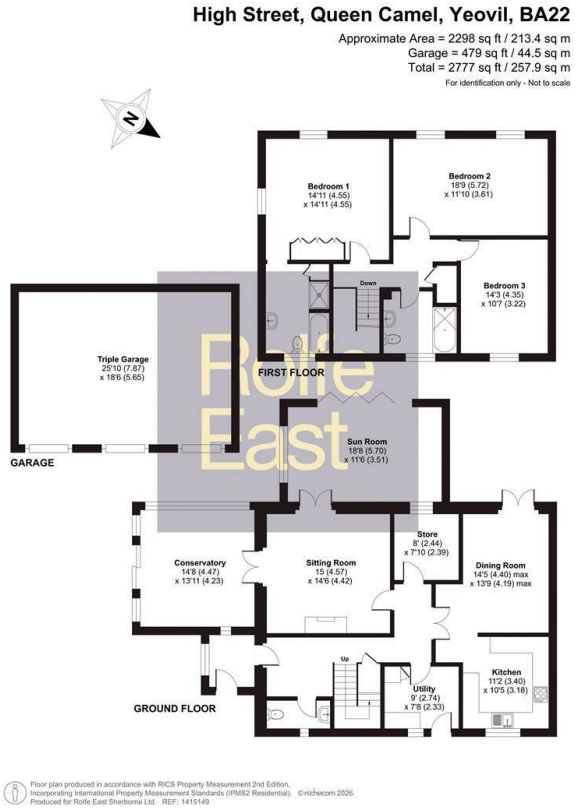
A shared driveway leads to a private driveway parking area providing off road parking for 3 cars. Outside lighting, outside tap, substantial lawned front garden. Paved pathway leads to the front door.

Driveway leads to

TRIPLE GARAGE: 25’4 in width x 18’6 in depth. Three metal up-and-over garage doors, light and power connected, rafter storage above. Garage houses oil tank.

Entrance from the driveway area leads to

SIDE AND REAR MAIN GARDEN: All laid to lawn, area to store recycling containers and wheelie bins, LPG tanks, greenhouse, paved patio seating area. The main garden is laid to lawn and enclosed by mature hedges and timber panel fencing. It boasts sunny westerly and southerly aspects and enjoys a variety of mature trees.



Directions

Viewings

Viewings by arrangement only. Call 01935 814 929 to make an appointment.

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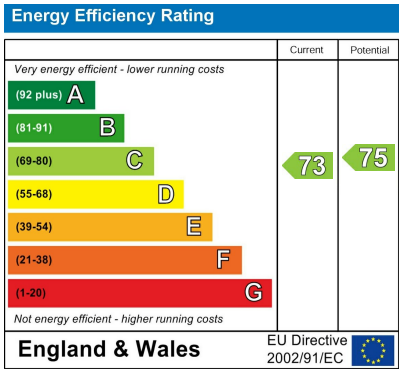

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