

The Priory

32 Lower Odcombe, Yeovil, Somerset

The Priory

32 Lower Odcombe
Yeovil
Somerset BA22 8TX

A charming Grade II Listed house offering flexible accommodation along with much character and charm, gardens, parking and nestling in a very quiet village.

5 2 3

- Character hamstone house
- Quiet village location
- No onward chain
- Flexible accommodation
- Fabulous hamstone fireplaces
- Stone mullion windows with window seats
- Parking

Offers In Excess Of £450,000
Freehold

Yeovil Sales
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THE PROPERTY

Nestled in the charming village of Lower Odcombe, this delightful period house offers a perfect blend of character and modern living. A solid old wooden door greets you, with access leading to the reception hall and reception rooms. Many character features include two fabulous hamstone fireplaces in the sitting room and dining room, wooden panelling to walls, stone mullion windows with window seats and much more. With four/five bedrooms, this property is ideal for families or those seeking extra space for guests, encompassing a possible home office/ground floor bedroom.

The two well-appointed bathrooms ensure convenience for busy mornings and provide a touch of luxury for unwinding after a long day.

This home is a rare find, combining spacious living with the allure of period architecture. If you are looking for a property that offers both comfort and character in a lovely Somerset setting, this is an opportunity not to be missed.

OUTSIDE

To one side of the property is an area in front of the former garage (now encompassed in the accommodation of the house), which is an area of driveway for one small vehicle. To the front, the property owns a small expanse of flagstone/pavement, which the owners currently use to park two vehicles (partly on this land and partly on the roadside).

The Rear Garden

The main garden is tiered, being four levels. There is a paved/terraced courtyard area directly to the rear of the property along with a water tap and store cupboard. Steps lead to a lawned garden with mature hedging, bushes and shrubs, with further steps to one side leading to a good expanse of artificial turf again with planted shrubs to the rear. A final level of garden (again laid to artificial lawn) lies to the top and enjoys far-reaching views over the village and surrounding countryside.













SITUATION

Odcombe is a small village, tucked away from main roads, comprising mainly period houses built from the local honey-coloured Hamstone, for which the area is famous. Only quiet lanes pass through the village, which has retained its character through strict planning controls, designed to prevent incongruous and inappropriate development. The village has a church and a public house, renowned for its splendid food.

Nearby is Montacute, famous for an Elizabethan mansion, which is now in the hands of the National Trust. The village has a shop, a post office and a garage. There is also a highly regarded primary school at Montacute, approximately 1 ½ miles distant. Yeovil is about two miles away and has a comprehensive range of shops and facilities.

Communications are excellent with the A303, the A37 and M5 all within easy reach, and mainline railway stations at Yeovil (Waterloo to Exeter line, and Cardiff to Weymouth line), and Castle Cary (on the Paddington-to-Penzance line) are readily accessible.

DIRECTIONS

What 3 words: ///tides.voltages.redouble

SERVICES

Mains water, electricity, drainage and gas.
Gas central heating via radiators. Boiler replaced in 2023.

MATERIAL INFORMATION

Council Tax Band: F
Somerset Council: 01935 462462

The property is Grade II Listed and is in a Conservation area.









Lower Odcombe, Yeovil

Approximate Area = 2267 sq ft / 210.6 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 2026. Produced for Symonds & Sampson. REF: 1493341

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