



80, Combe Street Lane





# 80, Combe Street Lane

Yeovil, Somerset BA21 3PG

Hospital and College 1 mile. Town Centre 1.5 miles. Sherborne 6.5 miles

A spacious and greatly extended, five bedroom detached house enjoying a wonderful edge of town location set within gardens of 0.36 acres and stunning country views towards the Mendip Hills. EPC Band D.

- Expansive Hallway
- Spacious Kitchen with Aga
- Principle Bedroom with Dressing Room/En Suite
- Three Further Bedrooms and Two Bathrooms
- Council Tax Band F
- Two Reception Rooms
- Utility and Cloakroom
- Guest Bedroom with En Suite
- Extensive Parking, Garaging and Large Gardens
- Freehold

Guide Price £695,000

## SITUATION

This wonderful family home is situated on the northern fringes of the town, offering a peaceful country feel with breathtaking rural views across the surrounding countryside, including Glastonbury Tor and the Mendip Hills. Despite its idyllic setting, the property is conveniently located just 1.5 miles from the town centre, which provides an excellent range of shopping, recreational, and educational facilities, as well as a mainline rail link to Exeter and London Waterloo.

## DESCRIPTION

This delightful home, dating back to the late 1920s, features a rendered and colour-washed exterior beneath a tiled roof. In 2003, the property was significantly extended to create a superb kitchen with a principal suite above, designed to take full advantage of the stunning countryside views.

The house benefits from gas-fired central heating and uPVC double-glazed windows and is presented in excellent decorative order throughout. Offering spacious and flexible accommodation arranged over three floors, it is set within private gardens and grounds extending to approximately 0.36 acres.

The grounds include extensive parking and turning space, a detached garage/workshop, lawned rear gardens with a raised decking area ideal for outdoor entertaining, and a useful range of outbuildings, including a large garden shed, summerhouse, and mower shed.





ACCOMMODATION

The property features a large entrance porch with courtesy light, opening into a spacious hallway with carpeted parquet flooring and a staircase rising to the first floor, complete with an under-stairs cupboard and wine rack. The sitting room enjoys dual-aspect views and glazed French doors to the rear garden, complemented by a contemporary fireplace with a remote-controlled gas living flame fire and Hive thermostat. The dining room boasts a beautiful limestone fireplace (currently capped) and a front-facing window. The impressive kitchen/dining room offers stunning countryside views and is extensively fitted with 13m of worktop, 1½ bowl sink unit, tiled splashbacks, and a wide range of cupboards and drawers. Appliances include a gas-fired four-oven Aga with warming plate, integrated Whirlpool gas hob with electric oven and grill, stainless steel extractor, Miele dishwasher, and full-height fridge. A built-in dining table and glazed French doors lead to the raised decking area. An adjoining utility room provides a single-drainer sink, worktops, cupboards, space for a washing machine, and wall units—one housing the Worcester gas-fired boiler. A glazed side door and half-tiled walls complete the space. There is also a cloakroom with a low-level WC, glass circular wash basin, and half-tiled walls.

The half landing offers fine rear views and leads to the main landing with a linen cupboard and radiator. The principal suite includes a dressing room with fitted wardrobes, an en suite shower room with a large walk-in shower, concealed WC, vanity unit, heated towel rail, and fully tiled walls and floor. A walk-in wardrobe provides shelving, hanging rails, a radiator, built-in safe, and roof void access. The bedroom features a large picture window with stunning views towards Glastonbury Tor. Bedroom two has a front-facing window and en suite shower room with shower, WC, pedestal basin, heated towel rail, and fully tiled walls and floor. Bedroom five, currently used as a home office, includes fitted shelving and a front-facing window. Bedroom three offers a front-facing window, mirrored wardrobes, and bedside wall lights. The family bathroom comprises a panelled bath, concealed WC, recessed pedestal basin with mirror, heated towel rail, tiled floor, and half-tiled walls.

The second-floor half landing enjoys countryside views and leads to a landing with eaves storage housing the pressurised hot water cylinder. Bedroom four features two large roof lights with blinds and built-in furniture, including wardrobes, drawers, and shelving. Opposite is a spacious bathroom with bath, shower cubicle, WC, wash basin, and a sauna (currently disconnected), all with fully tiled walls and floor and a large roof light.

OUTSIDE

The property is approached via a well-screened gravel driveway, offering extensive parking and turning space. It provides access to a fully insulated precast concrete garage/workshop with a pebble-dash render, fitted with metal up-and-over doors, power, lighting, a side personnel door, and a rear double-glazed window. On either side of the property, gated entrances lead to the rear garden, which benefits from external electrics and a pond with waterfall. The rear garden is predominantly laid to lawn, well-fenced and hedged, and enjoys open views across farmland. Within the grounds is a useful range of outbuildings, including a garden shed, summerhouse, and mower shed. To the rear of the house, accessible from the kitchen and sitting room, is a raised decking area—perfect for outdoor entertaining—complete with external lighting, electric sockets, and a water feature. In total, the grounds extend to approximately 0.36 acres.

SERVICES

All mains services are connected  
Gas fired central heating  
Broadband : Standard and Superfast (Ofcom)  
Mobile coverage : EE, Three, O2 and Vodafone (Ofcom)  
Flood Risk Status : Very Low Risk (Environment Agency)

VIEWINGS

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

DIRECTIONS

What3words///tiger.deaf.glee





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		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current	Potential	
67	70	
England & Wales		
EU Directive 2002/91/EC		

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