



Townsend Farmhouse







Townsend Farmhouse, East Coker

Yeovil, Somerset, BA22 9JY

Sutton Bingham Reservoir 1 mile. Yeovil 3.5 miles. Crewkerne 6 miles. Sherborne 8 miles.

A recently refurbished and extended Grade II listed farmhouse, situated within the heart of this sought after village providing four reception rooms, newly fitted kitchen, four bedrooms and delightful gardens with triple carport. EPC band E.

- Favoured Village Location
- Four Reception Rooms
- Four Bedrooms
- Large Lawned Gardens
- Freehold
- Refurbished Farmhouse
- Newly Fitted Kitchen
- En Suite Shower Room, Family Bathroom, Walk-in Wet Room and Cloakroom
- Triple Carport and Outbuilding
- Council Tax Band F

Guide Price £795,000

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DIRECTIONS

What3words ///eagle.betrayal.encrusted

VIEWINGS

Strictly by appointment through the vendors selling agents. Stags, Yeovil office, telephone 01935 475000

SERVICES

Mains electricity and drainage. Metered mains water and oil fired central heating

Mobile Coverage: EE, Three, O2 and Vodafone (Ofcom - good service outside)

Broadband: Wessex internet available - Standard, Superfast and Ultrafast (Ofcom)

Flood Risk Status : Very Low Risk (Environment agency)

Management Company – Townsend Farmhouse falls within the management company with 8 other properties regarding the driveway with a current monthly commitment of £15.00

SITUATION

Townsend Farmhouse is situated within this sought-after conservation village, surrounded by unspoilt countryside and offering an excellent range of local amenities, including a public house and restaurant, church, primary school, village hall and village café.

For more extensive 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 railway station offering services to Exeter and London Waterloo.

The historic and picturesque town of Sherborne lies within approximately 8 miles and is renowned for its magnificent Abbey, originally founded in AD 705 as a Saxon Cathedral. The town retains considerable charm, with an attractive mix of independent shops, highly regarded state and private schools, beautiful surrounding countryside, and two castles, including the romantic ruins of the Old Castle.

DESCRIPTION

Townsend Farmhouse is an attractive Grade II listed, double-fronted farmhouse that has been sympathetically extended and refurbished to provide spacious and versatile accommodation. Constructed predominantly of hamstone, the property features charming stone mullioned windows to the front elevation and is mainly covered by a traditional tiled roof.

Formerly part of a farmstead, the original farmyard has been thoughtfully redeveloped to create eight individual character properties, all accessed via a shared concrete driveway. The farmhouse retains an abundance of period features befitting a home of its heritage, including inglenook fireplaces, window seats, flagstone flooring and exposed beams.

These characterful features are complemented by modern comforts, including a recently installed contemporary kitchen, new bathrooms and shower rooms, oil-fired central heating and underfloor heating within the kitchen and adjoining snug. Several windows have been double glazed, and the property is offered to the market with no onward chain.

Outside, the property enjoys attractive lawned gardens to the front and side, partially enclosed by stone walls, together with gravelled parking areas, several sun terraces, a triple carport and a useful outbuilding.





ACCOMMODATION

A glazed entrance door opens into the reception hall, featuring flagstone flooring, a staircase rising to the first floor, and a large cupboard housing the electricity meters. The sitting room is a particularly characterful reception room, centred around an impressive stone fireplace with inset wood-burning stove and timber mantel over. Attractive stone mullioned windows overlook the front aspect and incorporate a deep window seat, while exposed ceiling beams enhance the period charm. Recessed cupboards flank the fireplace, one concealing a redundant staircase to the first floor. A glazed door leads through to the lounge/family room, which benefits from flagstone flooring, exposed beams, wall lighting and two glazed windows to the side elevation. The dining room enjoys a dual-aspect outlook and features a recessed wood-burning stove set upon a slate hearth, flagstone flooring, a fitted cupboard and a staircase rising to the first floor. A door leads to the kitchen, while a further door opens into the rear hall, which provides access to the side garden via a glazed door and houses the Grant oil-fired boiler, plumbing for a washing machine and space above for a tumble dryer.

The ground floor wet room comprises a pedestal wash hand basin, low-level WC, tiled flooring, part-tiled walls and a useful storage cupboard. An archway leads through to a generously sized walk-in shower, fully tiled and complemented by a heated towel rail and side-facing window. From the main hallway, a door opens into the snug, a cosy reception room positioned at the front of the house. This room enjoys stone mullioned windows to two aspects, exposed beams, wall lighting, an attractive oak floor with underfloor heating and a fireplace fitted with a flue. An opening leads through to the recently installed kitchen, which has been comprehensively fitted with a range of quality units and integrated appliances. Features include a one-and-a-half bowl ceramic sink with mixer tap, Quartz worktops and matching splashbacks, a range of floor and wall-mounted cupboards and drawers, and integrated Bosch appliances comprising a hob with extractor hood over, double oven and grill, fridge, freezer and dishwasher. A large central island incorporates a breakfast bar with pendant lighting above, together with an illuminated glass-topped feature well. Oak flooring with underfloor heating continues throughout, while bi-fold doors open directly onto the sun terrace and a window overlooks the rear garden.

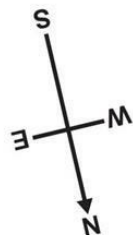
The first-floor landing features a rear-facing window and hatch access to the roof space. A cloakroom comprises a low-level WC and pedestal wash hand basin with tiled splashbacks. Bedroom Two is a spacious double room with windows to two aspects and a large wardrobe cupboard. Bedroom Three enjoys attractive stone mullioned windows to the front elevation and also benefits from a substantial wardrobe cupboard. The family bathroom is fitted with a bath incorporating a shower over, wash hand basin, low-level WC, heated towel rail and side-facing window. A connecting door leads through to Bedroom Four, which includes a side-facing window, fitted wardrobe cupboard with storage above, and access to the secondary landing. From here, stairs descend to the dining room, creating flexibility for family living or guest accommodation. Bedroom One enjoys views from two aspects and benefits from a large walk-in airing cupboard housing the pressurised hot water cylinder. The en suite shower room comprises a tiled shower cubicle, wash hand basin, low-level WC, heated towel rail and useful tiled shelving and display recesses incorporated within the chimney breast.

OUTSIDE

The property is approached via an initial shared concrete driveway, with a pair of wrought iron gates opening onto a gravelled parking area situated to the front of the house. Adjoining the property are attractive lawned gardens extending to both the front and side, enclosed by walling and well-maintained hedging that provide a high degree of privacy.

To the side of the property is a paved sun terrace with external lighting, accessed directly from the kitchen, creating an ideal space for outdoor entertaining. Beyond this is a further sun terrace, also benefitting from external lighting, a cold-water tap, and a wrought iron gate leading to the upper driveway.

A substantial triple carport is located here, complete with power and lighting. A traditional oak door with iron-mongered studs opens out to the southerly facing courtyard. The farmhouse benefits from an adjoining useful stone outbuilding; and a concealed oil tank is discreetly positioned nearby.

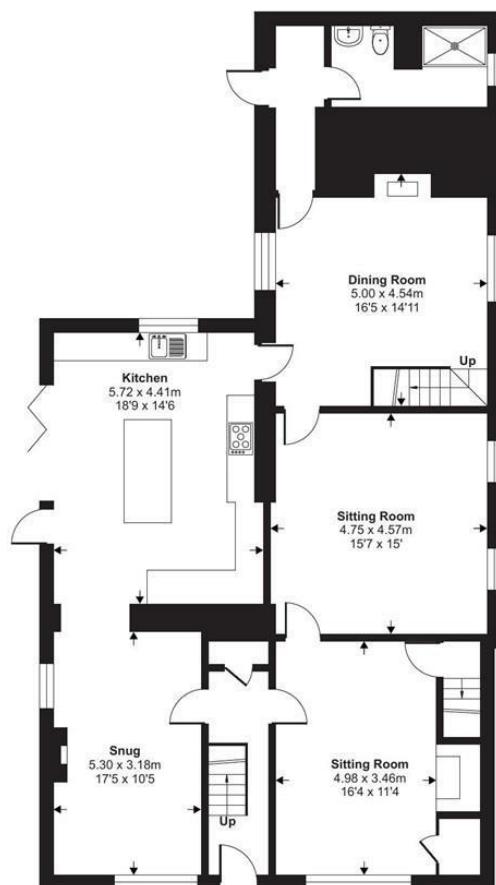


Approximate Area = 2489 sq ft / 231.2 sq m (excludes carport)

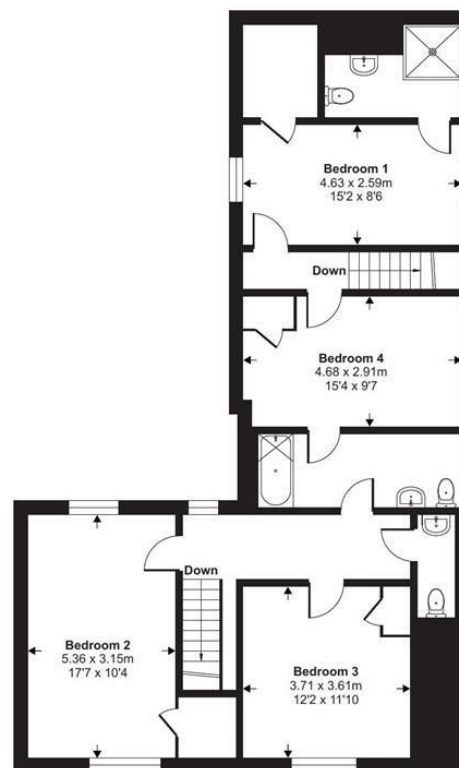
Outbuilding = 74 sq ft / 6.8 sq m

Total = 2563 sq ft / 238 sq m

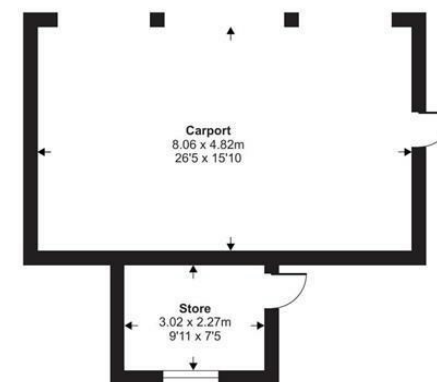
For identification only - Not to scale



Ground Floor



First Floor



Outbuilding



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1537948



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Energy Efficiency Rating		
	Current	Potential
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		
England & Wales	52	73
EU Directive 2002/91/EC		



