





**Towers
Wills**

Town & Country

**Crumplers Byre, Longlands Lane, East Coker, Yeovil
Somerset, BA22 9HN**

£700,000

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Towers Wills welcome to the market this beautifully presented, hamstone barn conversion, situated in a particularly private set back position, offering glorious countryside views and large plot. The property briefly comprises; reception hallway, living room, dining room, kitchen/breakfast room, utility room, three bedrooms, master en-suite, family bathroom, loft room, carport, driveway and large mature gardens. Set in an enviable position on the edge of the highly sought-after village of East Coker, this home offers the best of both worlds - picturesque countryside walks right on the doorstep and a short stroll to the village centre with its charming pub, café, and school, all while being within easy reach of local shops and town amenities.

***Hamstone Barn Conversion**

***Three Double Bedrooms**

***Master En-suite**

***Loft Room**

***Sheltered Carport**

***Private Driveway for Multiple Cars**

***Glorious Countryside Views from all Windows**

***Large Mature Gardens**

***Additional Grounds**

***Private Position**

***Sunny South/South-Westerly aspect enjoying all day sun and beautiful sunsets**





Reception Hallway

With solid timber door to the front, two radiators and double-glazed floor to ceiling height windows allowing plenty of natural light into the reception area.

Living Room

This impressively spacious, dual aspect family living area is filled with natural light from a striking front window and full-width sliding patio doors that seamlessly connect the home to a the rear garden and countryside views. The room benefits from a storage cupboard and radiator.

Dining Room

A perfect area for entertaining with family and friends; boasting tremendous character and charm with exposed stone walls, exposed beams, vaulted ceiling, wood flooring, radiator and double-glazed windows to both the front and rear.

Kitchen/Breakfast Room

A kitchen/breakfast room with wooden wall, base and drawer units, granite work surfaces and an inset sink/drain. Integrated appliances include an electric hob with cooker hood over, a double oven and a fridge. A central island/breakfast bar provides additional storage, while a double-glazed rear window frames views over the garden and surrounding countryside. Flagstone-style flooring, side and utility doors and a radiator complete the layout.

Utility Room

With work surfacing and Belfast sink, tiling to splashback, plumbing for washing machine, space for tumble dryer, utility storage cupboard, space for fridge/freezer and radiator.

Bedroom One

Double-glazed window to the side, built-in wardrobes, radiator and door to en-suite.





En-suite

Comprising shower cubicle, wash hand basin, w.c, part tiling, heated towel rail, double-glazed window to the side and LED lit vanity mirror.

Bedroom Two

Double-glazed windows to both the side and rear, painted ceiling beams and radiator.

Bedroom Three

Double-glazed window to the side, built-in wardrobe/storage area, radiator and stairs to the loft Room.

Bathroom

Suite comprising of freestanding rolltop bath, separate shower cubicle, wash hand basin, w.c, part tiling, extractor fan, heated towel rail and double-glazed window to the front.

Front Garden

The front garden is majority laid to lawn with hedgerow and shrub borders, gated side access and a stone chip driveway providing ample off road parking, in turn leading to the sheltered carport. To the right-hand side of the carport is a gate which leads through to a stone chip paved area with oil tank and in turn leads to a wonderful seating area; enjoying glorious parkland views across the neighbouring countryside.



Rear Garden

To the rear of the property is an attractive south-facing lawned garden with various shrubs, trees, summerhouse and a patio area abutting the lounge. To the far end of the garden is a five-bar gate providing additional vehicular access from Longlands Lane.

The driveway entered from Longlands Lane is owned by the neighbour. Crumplers Byre having a right-of-way across it to get to their drive.

Additional Grounds

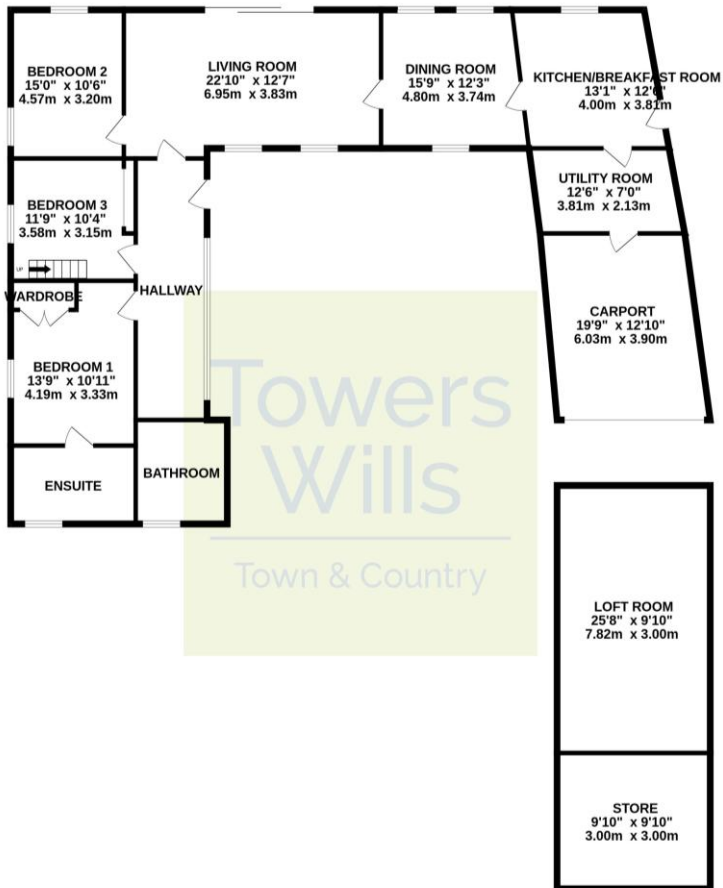
Additional grounds extend the rear garden including a stable block and tack room, and a 5-bar gateway providing separate vehicle access onto the lane. The grounds in total extend to just over 1/2 an acre, and may offer the opportunity for development (subject to planning consents) should this be your desire.

Agents Note

The vendors have advised us that there is super-fast broadband available.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Situation

The desirable village of East Coker lies approximately 1 mile away, offering facilities including primary school, traditional pub, village hall and parish Church. There is a mainline railway service from Yeovil Junction and Sherborne to London Waterloo. Shopping, business and recreational facilities can be found in the regional centre of Yeovil (approximately 3 miles) and the Historic Abbey Town of Sherborne (approximately 7.5 miles). The A303 lies approximately 7 miles and provides direct East/West links to the M3 to London. There is an excellent choice of local schools including Sherborne School, Hazlegrove Preparatory School at Sparkford as well as Leweston School and Millfield School.



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