



North Lodge



# North Lodge

East Coker, Yeovil, Somerset, BA22 9HW

Village 1/4 of a mile. Yeovil Town Centre 2 1/2 miles. Sherborne 7 1/2 miles.

A three bedroom detached country lodge, providing ample garaging and delightful gardens and paddocks, including a stable block and various outbuildings, in all extending to just over 1.5 acres. EPC Band E

- Edge of village location
- Hallway and Cloakroom
- Kitchen and Bathroom
- Garage and Carport
- Freehold
- Grade II listed detached lodge
- Two Reception rooms
- Three Bedrooms
- Delightful Gardens, Paddocks and Stables. In all 1.56 Acres
- Council Tax Band D

Guide Price £585,000

## SITUATION

North Lodge is situated on the outskirts of the highly sought-after village of East Coker, surrounded by beautiful, unspoilt countryside. The village offers a warm and welcoming community along with a range of amenities, including an excellent pub and restaurant, church, primary school, village hall, and café. For a wider selection of facilities, the nearby town of Yeovil lies just 2.5 miles away and provides an excellent range of shopping, recreational and educational amenities. Yeovil also benefits from a mainline railway station offering services to both Exeter and London Waterloo.

## DESCRIPTION

North Lodge is a Grade II listed detached former lodge dating back to 1887, constructed predominantly of Hamstone beneath a tiled roof. The property features attractive leaded diamond-pane mullioned windows and benefits from oil-fired central heating. Presented in excellent decorative order throughout, the accommodation includes two reception rooms, hallway, cloakroom, a well-equipped kitchen, and a bathroom on the ground floor, with three bedrooms located on the first floor.

Outside, the property is approached via a gravel driveway providing ample parking and turning space, along with access to a garage with an adjoining carport. The setting is particularly appealing—rural yet easily accessible—and the gardens are a real feature, incorporating a productive kitchen garden, orchard, and two paddocks.

There is also a useful range of outbuildings, including two stables with tack room, a wood store, summerhouse, and two potting sheds. In total, the grounds extend to approximately 1.56 acres.



## ACCOMMODATION

An arched doorway leads into the entrance hall with tiled flooring, stairs rising to the first floor and a useful under-stairs cupboard. The cloakroom is fitted with a Saniflo WC, corner wash hand basin and tiled floor. The sitting room features a carved stone fireplace with inset log burner, a bay window to the front with additional side windows, two wall light points and exposed floorboards. The dining room includes an attractive fireplace with over-mantel and supporting pillars, an inset log burner set on a marble hearth, views from two aspects, tiled floor, a door to the kitchen and an arched doorway to the bathroom. The bathroom comprises a wood-panelled bath with shower attachment, wash hand basin and low-level WC, with windows to two aspects and tiled flooring.

The kitchen is fitted with a single-bowl sink and mixer tap, granite drainer and matching granite worktops, together with a range of floor and wall-mounted cupboards and drawers. There is space for a cooker with extractor hood over, plumbing and space for a washing machine and dishwasher, a wall-mounted oil-fired boiler, window to the side, glazed stable door to the garden, and a large airing cupboard with storage.

A half-landing features a window to the rear, leading up to the main landing with trap access to the roof void, exposed floorboards and a mirror-fronted wardrobe with shelving. Bedroom one offers a large bay window with far-reaching views, a cast iron fireplace with over-mantel and exposed floorboards. Bedroom two enjoys dual-aspect views, a cast iron fireplace, exposed floorboards and two wall light points. Bedroom three has a window to the rear and exposed floorboards.

## OUTSIDE

The property is approached from the lane through a pair of ornate wrought iron gates hung from Hamstone pillars, opening onto a gravelled driveway that provides ample parking and turning space, along with access to the adjoining oak-framed garage and carport. The garage block is timber-clad beneath a tiled roof, offering enclosed garaging on one side and an open carport on the other, both with power and light, together with an adjoining potting shed.

To the front of the house, a paved pathway leads to the front door, flanked by two lawned areas bordered with box hedging. A wrought iron gate to the side opens into a small walled garden. Beyond the garage, access leads into the paddock, enclosed with post and rail fencing and interspersed with a selection of trees, as well as an enclosed kitchen garden with potting shed, polytunnel and fruit cage. A five-bar gate leads into a second adjoining paddock, also enclosed by post and rail fencing, featuring a line of Lime trees and a playhouse.

A further five-bar gate gives access to a small turnout paddock with an adjoining stable block, set around a concrete yard and comprising two loose boxes and a tack room, all served by power, light and water. Adjacent are kennels and a hen house. Beyond this area lie attractive gardens with a variety of shrubs, bushes and trees, together with a summerhouse set beside a paved terrace. There is also a useful brick and timber garden store and a concealed oil tank. In total, the grounds extend to approximately 1.56 acres.

## SERVICES

Mains water and electricity. Septic tank drainage.

Oil fired central heating

Broadband : Standard, superfast and Ultrafast (Ofcom)

Mobile Coverage : EE, Three, O2 and Vodafone (Ofcom - some services may be limited)

Flood Risk Status : Very low risk (Environment agency)

## VIEWINGS

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

## DIRECTIONS

What3words:///dirt.gifts.slate

From the hospital roundabout in the centre of Yeovil continue past Tesco to the roundabout. Go straight across onto Hendford Hill. At the top of the hill, take the 2nd exit on the roundabout onto West Coker Road, signposted Crewkerne. After a short distance turn left onto Sandhurst Road, by the Spar convenience store and continue for approximately 1 mile, whereupon North Lodge will be seen on the right hand side, clearly identified by our for sale board.



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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		47
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 957 sq ft / 88.9 sq m (excludes carport)  
 Garage = 285 sq ft / 26.4 sq m  
 Outbuildings = 663 sq ft / 61.5 sq m  
 Total = 1905 sq ft / 176.8 sq m

For identification only - Not to scale

**Ground Floor**

- Kitchen: 4.77 x 2.46m (15'8" x 8'1")
- Dining Room: 4.12 x 2.68m (13'6" x 8'10")
- Sitting Room: 5.33 x 3.27m (17'6" x 10'9")
- Garage / Carport: 6.18 x 4.29m (20'3" x 14'1")

**First Floor**

- Bedroom 1: 3.40 x 3.05m (11'2" x 10')
- Bedroom 2: 4.14 x 2.82m (13'7" x 9'3")
- Bedroom 3: 3.30 x 2.10m (11'1" x 6'11")

**Outbuildings:**

- Outbuilding 1 (Summer House): 2.94 x 2.89m (9'8" x 9'6")
- Outbuilding 2 (Stables and Tack Room): 3.74 x 3.50m (12'3" x 11'6")
- Outbuilding 3 (Shed): 5.19 x 1.44m (17' x 4'9")
- Outbuilding 4 (Store): 3.02 x 1.15m (9'11" x 3'9")

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixhecom 2026. Produced for Stags. REF: 1416262