



Symonds
& Sampson

6 Bridge Cottages

West Coker Hill, West Coker, Yeovil, Somerset

6 Bridge Cottages

West Coker Hill
West Coker
Yeovil
BA22 9DG



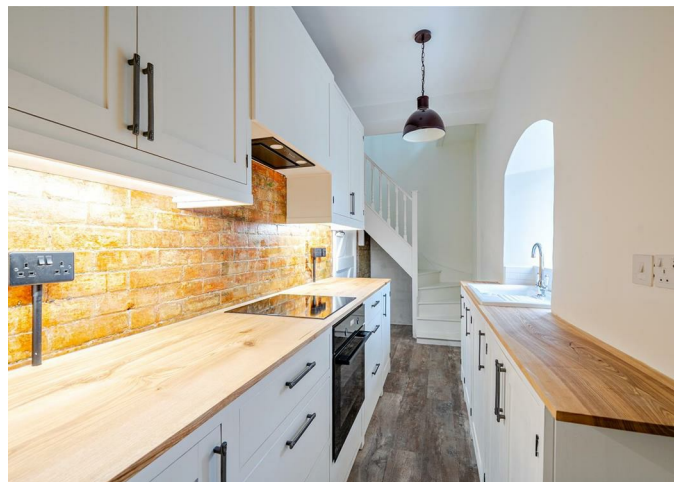
- Immaculate Throughout
 - Stunning Kitchen
- Sitting Room with Woodburner
 - No Onward Chain
 - Rare Opportunity
 - Large Gardens



Guide Price **£275,000**

Freehold

Yeovil Sales
01935 423526
yeovil@symondsandsampson.co.uk



THE DWELLING

A beautifully presented, fully-modernised hamstone Grade II Listed cottage, which is immaculate throughout and benefits from electric heating throughout.

Occupying an elevated position, the property has a wealth of architectural features, including stone mullion windows, high ceilings, exposed beams, ledged and braced doors, three mature gardens, and a hamstone outbuilding.

ACCOMMODATION

Through the main garden, arched timber double doors open onto the vestibule porch where a part-glazed wooden door opens into a very good-sized, bright sitting room with high ceilings and a lovely feature hamstone working fireplace with cast iron wood burner, original ceiling beams, attractive timber floorboards with distressed paint finish and two casement windows.

A period 'ledged and braced' door leads to the large galley kitchen with bespoke solid wood units in ivory paint finish, solid elm worktops and gunmetal door furniture.

Fitted appliances include an AEG four-ring induction hob, integrated oven, hood, tall fridge-freezer and butler sink. There is a good range of base and drawer units, underlit wall cupboards, stunning exposed original brickwork and a staircase rising to the first floor.

On the first floor is a large and light landing with two stone mullion

windows with deep sills, which could be used as a study/reading area. The landing ceiling includes a ceiling loft hatch and access.

There are two good-sized bedrooms, both overlooking the main garden and outbuilding, and a stunning bath & shower room comprising a freestanding roll-top bath with ball and claw feet, high-cistern WC, large porcelain sink, and walk-in shower.

OUTSIDE

To the North East elevation is a landscaped area of garden and patios with large mature trees, shrubbery and sleeper borders.

To the South West elevation, there are a further two gardens, laid to lawns with pathways, trees and shrubs, separated by a wonderful original hamstone outhouse/workroom which has a Belfast sink and solid wood plank worktops, original brick flooring, with mezzanine floor structure and light, power, water and drainage, including connections for laundry appliances.

Please note there is also another large area of garden at the rear of the property, having lawn, tap, power and decking, whilst a shared pathway leads to parking on a "first come first come, first served" basis.

SITUATION

The property is located at West Coker Hill, which is equidistant between the villages of West Coker and East Chinnock.

The property occupies a peaceful, elevated site and is certainly

recommended by the stunning long-range views over the surrounding South Somerset and West Dorset countryside. West Coker has a range of amenities, including a school, doctor's surgery, pub, restaurant, hotel, garage, butchers, and post office.

Yeovil is within about 3.5 miles with an excellent range of shopping, business and leisure amenities, along with a mainline railway station to London.

DIRECTIONS

What 3 words: ///arching.cared.dockers

SERVICES

Mains water, electricity and drainage. Electric heating.

Broadband - Ultrafast broadband is available.

Mobile signal/coverage - There is mobile coverage in the area.

Please refer to Ofcom's website for more details.

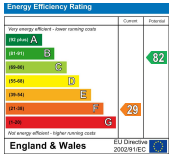
MATERIAL INFORMATION

Council Tax Band: B

Flood Risk: Very Low

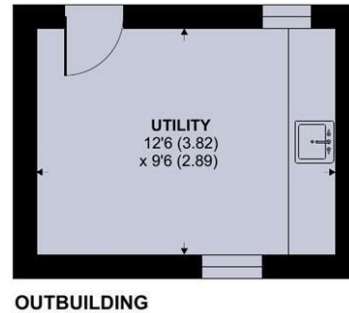
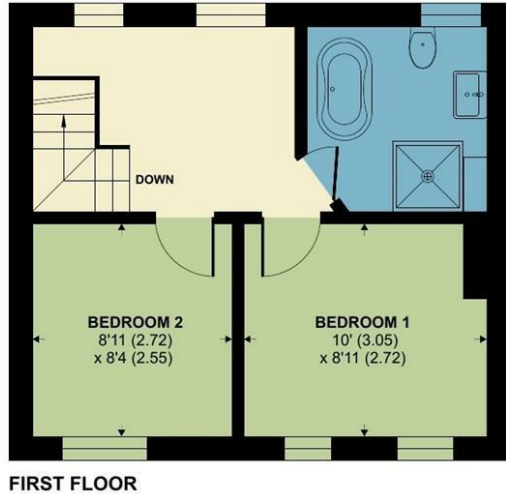
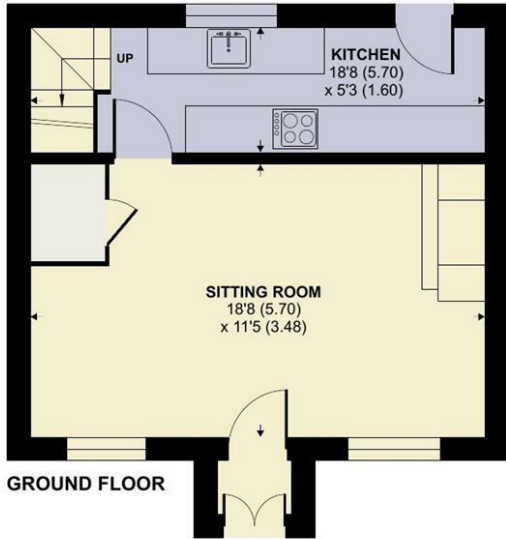
Agents note. Please be aware that there is a small area of flying freehold on the ground floor, south-west elevation.





West Coker Hill, West Coker, Yeovil

Approximate Area = 663 sq ft / 61.5 sq m
 Outbuilding = 119 sq ft / 11 sq m
 Total = 782 sq ft / 72.5 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 2025. Produced for Symonds & Sampson. REF: 1380657



YEO/JS/18.11.2025



01935 423526

yeovil@symondsandsampson.co.uk
 Symonds & Sampson LLP
 2, Court Ash,
 Yeovil, Somerset BA20 1HG



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT