Rolfe East

Yenston, BA8 0NG

Offers In The Region Of £500,000

- UNIQUE RECENTLY RENOVATED DETACHED COTTAGE WITH FOUR DOUBLE BEDROOMS.
- PRIVATE DRIVEWAY PARKING FOR 4 FOUR CARS OR MORE.
- POTENTIAL FOR SIGNIFICANT EXTENSION (subject to necessary planning permission).
- NO FURTHER CHAIN.
- LARGE LEVEL PLOT AND GARDENS EXTENDING TO JUST UNDER A QUARTER OF AN ACRE.
- NEW ELECTRIC HEATING PLUS DOUBLE GLAZING.
- CAST IRON LOG BURNING STOVE, WINDOW SEATS AND FLAGSTONE FLOORS.
- DETACHED TRIPLE GARAGE WITH SCOPE TO CONVERT TO ANNEX OR HOLIDAY LET (STPP).
- 'TUCKED AWAY' EDGE OF VILLAGE LOCATION.
- SHORT DRIVE TO NEARBY MAINLINE RAILWAY STATION TO LONDON AND SHERBORNE.

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Fir Tree Cottage , Yenston BA8 0NG

NO FURTHER CHAIN. ‘Fir Tree Cottage’ is a beautifully presented, deceptively spacious (1914 square feet), detached cottage believed to date back to the Georgian era, situated in a fabulous semi-rural address on the edge of this popular Somerset village. The property stands in a generous, level plot extending to just under a quarter of an acre (0.20 acres approximately) with a large side garden and rear garden enjoying a sunny westerly aspect. There is ample driveway parking for five cars or more leading to a huge, detached, triple garage. The property is enviably free from the restrictions of Grade II listing and yet retains some lovely, exposed beams and internal natural stone / brick elevations. It is heated by new electric panel heaters and benefits from double glazing. The unique home offers tremendous scope for significant extension as well as conversion of the detached garage to an annex, work-from-home space or holiday let, subject to the necessary planning permission. The well laid out accommodation benefits from flexible accommodation and a sunny east-to -west aspect. It comprises entrance reception dining hall, sitting room, open-plan kitchen / breakfast room and luxury ground floor bathroom / WC. On the first floor, there is a landing area and four generous double bedrooms. There are countryside and pretty country lane walks from nearby the front door. It is a short drive to the nearby towns of Templecombe and Sherborne. Sherborne boasts a superb boutique high street with coffee shops, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world famous private schools. It is also a short drive to the mainline railway station making London Waterloo directly in just over two hours. Sherborne has recently won the award for the best place to live in the South West by The Times 2024. It also boasts 'The Sherborne' - a top class, recently opened arts and conference centre plus superb restaurant.

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Council Tax Band: D

The country towns of Bruton, Castle Cary and Wincanton are not far away. Bruton is particularly popular with ex-London buyers and offers Hauser & Wirth Somerset - a pioneering world-class gallery and multi-purpose arts centre. Also nearby is 'The Newt' - a country estate with splendid gardens, woodland, hotel, restaurants and farmland. Bruton has many excellent restaurants including Michelin Starred Osip - run by forward-thinking chef Merlin Labron-Johnson and his enthusiastic team who are passionate about their farm-to-table ethos. This part of the Somerset Dorset borders has excellent connections to some of the very best private schools in Britain including nearby Millfield, Sherborne Boys and Girls Schools, King's Bruton, Port Regis, Bryanston, Clayesmore, Leweston, Hazlegrove and Sherborne Preparatory School.

Composite front door leads to

SITTING ROOM: 19’11 maximum x 12’3 maximum. A beautifully presented, generous main reception room, two period-style multi-pane double glazed windows to the front boasting an easterly aspect and the morning sun, window seats, feature brick and timber fireplace recess and cast iron log burning stove, slate hearth, flagstone floors. Second fireplace recess, multi-pane glazed door leads from the sitting room through to

RECEPTION ROOM TWO: 21’5 maximum x 13’4 maximum. A second generous reception room, large double glazed window to the rear, uPVC double glazed door to the rear, hardwood parquet flooring, brand new infrared electric wall heater, TV point, telephone point, staircase rises to the first floor. Pine panel door from reception room two leads to the

KITCHEN BREAKFAST ROOM: 19’8 maximum x 8’10 maximum. An extensive range of hand painted panelled kitchen units comprising solid oak butchers block worksurface, ceramic Belfast sink with mixer tap over, a range of drawers and cupboards under, integrated dishwasher, recess provides space for upright American style fridge freezer, large stainless steel range style electric oven and five burner induction hob, stainless steel splash back, stainless steel cooker hood extractor fan over, ceiling mounted brand new infrared electric heater. This room enjoys a light dual aspect with multi-pane double glazed window to the front, uPVC double glazed window to the side overlooking the main garden, uPVC double glazed door to the side. Sliding oak door leads to

GROUND FLOOR BATHROOM: 6’8 maximum x 7’10 maximum. A modern white suite comprising fitted low level WC, ceramic wash basin in quartz worksurface with cupboards under, mixer tap over, panel bath with glazed shower screen, ceiling mounted mains shower, tiling to splash prone areas, extractor fan. This room enjoys a light dual aspect with uPVC double glazed windows to the side and rear.

Staircase rises from reception room two to the first floor.

FIRST FLOOR LANDING: 7’ maximum x 5’5 maximum. Doors lead off the landing to the first floor rooms.

BEDROOM ONE: 14’5 maximum x 8’11 maximum. A generous double bedroom, uPVC double glazed window overlooks the rear garden, wardrobe cupboard recess, brand new wall mounted electric heater, ceiling hatch to loft storage space.

BEDROOM TWO: 11’8 maximum x 11’ maximum. A second double bedroom, multi-pane double glazed window to the front, brand new wall mounted electric heater.

BEDROOM THREE: 11’7 maximum x 8’9 maximum. A third double bedroom, multi-pane double glazed window to the front, wall mounted brand new electric infrared heater, chimney breast feature, ceiling hatch to loft storage space.

BEDROOM FOUR: 12’2 maximum x 6’9 maximum. A fourth double bedroom, double glazed window to the rear, brand new wall mounted electric heater, door leads to eaves storage cupboard space.

OUTSIDE:

This detached cottage stands in a generous level plot and garden extending to a fifth of an acre (0.20 acres approximately).

DRIVEWAY - Access leads from the road. Double wrought iron gates give vehicular access to paved private driveway providing off road parking for multiple vehicles, outside security lighting, outside tap, area to store recycling containers and wheelie bins. Driveway leads to

LARGE DETACHED GARAGE / WORKSHOP: 26’10 maximum x 21’8 maximum. A huge, detached garage, light and power connected, windows to the rear and the side, rafter storage above, metal up and over garage door, space for chest freezer and tumble dryer, stainless steel sink and drainer unit, wall mounted water heater.

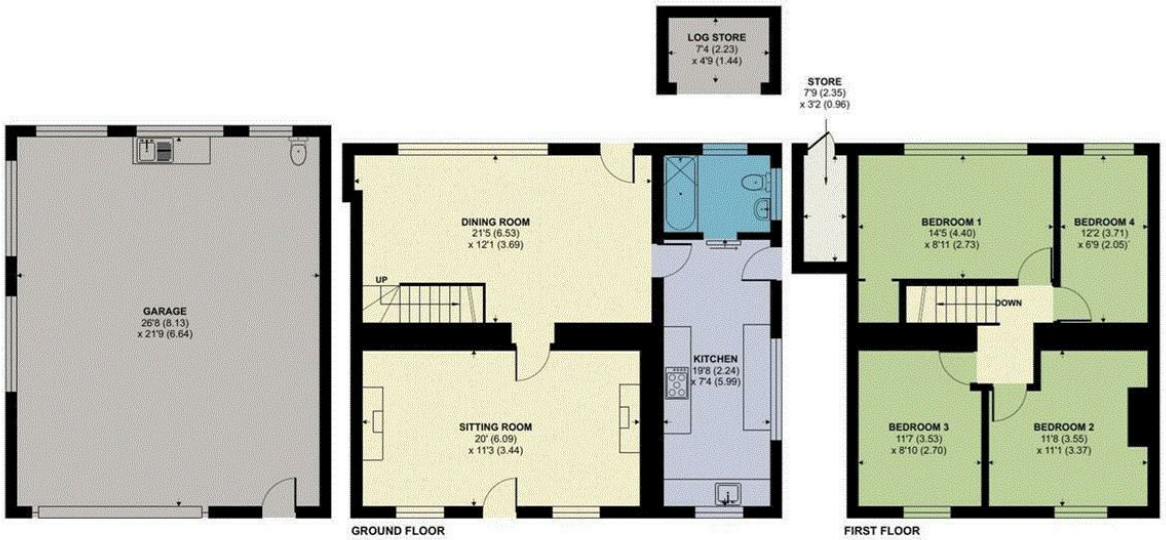
Entrance from the driveway gives access to the

MAIN SIDE GARDEN: 61’ in depth maximum x 75’ in width maximum. The main garden is laid to lawn, boasting a variety of well stocked flowerbeds and borders and some mature trees, outside lighting. Main side garden leads to the

REAR GARDEN: 51’5 maximum x 30’ maximum. The main rear garden is laid to lawn boasting a stone paved patio area, garden store and side gate.

Yenston, Templecombe

Approximate Area = 1274 sq ft / 118.3 sq m
Garage = 581 sq ft / 53.9 sq m
Outbuildings = 59 sq ft / 5.4 sq m
Total = 1914 sq ft / 177.6 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. REF: 1335823

Directions

Viewings

Viewings by arrangement only. Call 01935 814 929 to make an appointment.

Council Tax Band

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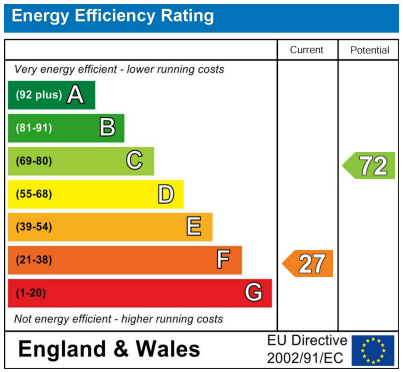

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