

# Annecy House

# Annecy House, Home Farm Lane

## Rimpton, Yeovil, BA22 8AS

A303 4 miles. Sherborne 5 miles. Yeovil 6.5 miles.

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A well appointed and deceptively spacious, three bedroom detached family home, located within this sought after village with extensive parking, double carport, garage and delightful gardens backing onto open fields. EPC Band D.

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- Hallway and Cloakroom
- Spacious Kitchen and Conservatory
- One En Suite Bathroom and Family Shower Room
- Private Gardens
- Freehold
- Extended Sitting Room
- Three Bedrooms
- Ample Parking, Double Carport and Garage
- Countryside Views
- Council Tax Band E

# Offers In Excess Of £575,000

### SITUATION

Annecy House is quietly tucked away within the popular village of Rimpton, ideally situated close to the Somerset/Dorset border. The village itself benefits from an active community, with both a village hall and church.

Further amenities can be found in the neighbouring villages of Marston Magna, approximately 1.5 miles away, and Queen Camel, around 3 miles distant, which offers a village shop, public house/resturant and primary school. The larger towns of Sherborne and Yeovil are within easy reach, at approximately 5 and 6.5 miles respectively, providing an excellent range of shopping, recreational, and educational facilities, along with mainline rail links to Exeter and London Waterloo.

### DESCRIPTON

Annecy House is an individually designed three-bedroom detached home, constructed principally of reconstituted stone beneath a tiled roof. The property benefits from uPVC double-glazed windows and doors throughout, along with a recently installed electric heating system operating on Economy 7, which is fully programmable.

Presented in excellent decorative order, the home features attractive Karndean herringbone oak flooring extending through the hallway and into the spacious sitting room, which has been thoughtfully extended to create a superb entertaining space. Additional ground floor accommodation includes a well-appointed cloakroom, a generously sized, fully fitted kitchen, and a conservatory currently used as a dining area.

To the first floor are three well-proportioned bedrooms. The principal bedroom benefits from an en suite bathroom with a Jacuzzi-style bath, while the remaining bedrooms are served by a recently refurbished, contemporary family shower room.

Outside, the property enjoys attractive gardens backing onto open fields, providing a peaceful and scenic setting. There is ample off-road parking, together with a double-length carport and a garage.

A viewing is highly recommended to fully appreciate all that this delightful home has to offer.







## ACCOMMODATION

A glazed door leads into the entrance hallway, featuring stairs rising to the first floor with a useful cupboard beneath, and finished with attractive Karndean herringbone oak flooring. From the hallway, doors lead to the kitchen, sitting room, and cloakroom. The cloakroom is well appointed with a low-level WC, vanity unit with illuminated mirror above, and an airing cupboard housing the hot water cylinder.

The sitting room is centred around a striking polished marble fireplace with an inset log-burning stove and continues the Karndean flooring. This extended space is filled with natural light, enjoying a dual aspect and featuring two pairs of glazed French doors opening onto the rear garden. Situated on the opposite side of the hallway, the kitchen has been stylishly refitted with a sleek, contemporary design. It includes a Belfast sink with matching drainer and mixer tap, complemented by adjoining worktops and an excellent range of floor and wall-mounted cupboards and drawers. A Rangemaster cooker provides five gas burners (bottled gas), an electric double oven, and grill. Integrated appliances include a dishwasher, washing machine, and a large upright fridge and freezer. The kitchen enjoys fine views from three aspects and has a glazed door leading into the conservatory.
The conservatory, currently used as a dining room, is glazed on three sides with a tiled floor and features glazed French doors opening out to the garden.

Upstairs, the landing benefits from a front-facing window and access to the roof void via a hatch fitted with an aluminium loft ladder. The principal bedroom enjoys a front aspect and includes an en suite bathroom fitted with a Jacuzzi-style bath and shower attachment, along with ample wardrobe space, making it equally suitable as a dressing area. There are two further bedrooms, one with a front aspect and the other overlooking the rear garden and open fields beyond. The family shower room has recently been refurbished to a high standard and features a large walk-in shower with a non-slip floor, vanity unit, low-level WC, heated towel rail, and a rear-facing window.

## OUTSIDE

The property is approached via a tarmac driveway, offering ample parking and turning space. Adjacent is a lawned area with two mature trees, enclosed by a hedge providing privacy. To the side of the property, a double-length carport features an outside cold-water tap and a useful metal garden shed. Beyond this is a single garage, currently used as a workshop, accessed via an up-and-over metal door. The garage benefits from power and lighting, along with a workbench, window, and side access door.

Leading on from the carport, a covered, tiled area opens into the rear garden. The garden is predominantly laid to lawn and enhanced by attractive flower and shrub borders, as well as a variety of trees. A delightful paved sun terrace with a gazebo and curtains provides an ideal outdoor seating area, backing onto open fields.

Additional features include two raised beds, an aluminium greenhouse, and a useful covered storage area to the side of the property. There is also an attic space above part of the sitting room, accessed via an external door.

## VIEWINGS

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

## SERVICES

Mains water, electircity and drainage are connected
Electric heating system
Broadband Standard, Superfast and Ultrafast (Ofcom)
Mobile Coverage EE, O2, Three and Vodafone (ofcom - some service may be variable)
Flood Risk Status : Very low risk (environment agency)

## DIRECTIONS

From the centre of Yeovil by the hospital roundabout head north to the college roundabout taking the 3rd exit signposted Mudford. Continue through Mudfod onto Marston Magna and on a sharp left hand bend turn right signposted Rimpton. Continue for approximately 1 mile, turning right into the village. After a short distance turn right into Middle Street and on the junction with Back lane continue straight ahead into Home Farm Lane wherupon Annecy House will be seen on the right hand side, clearly identified by our For Sale board.
What3words///impulses.design.undertook







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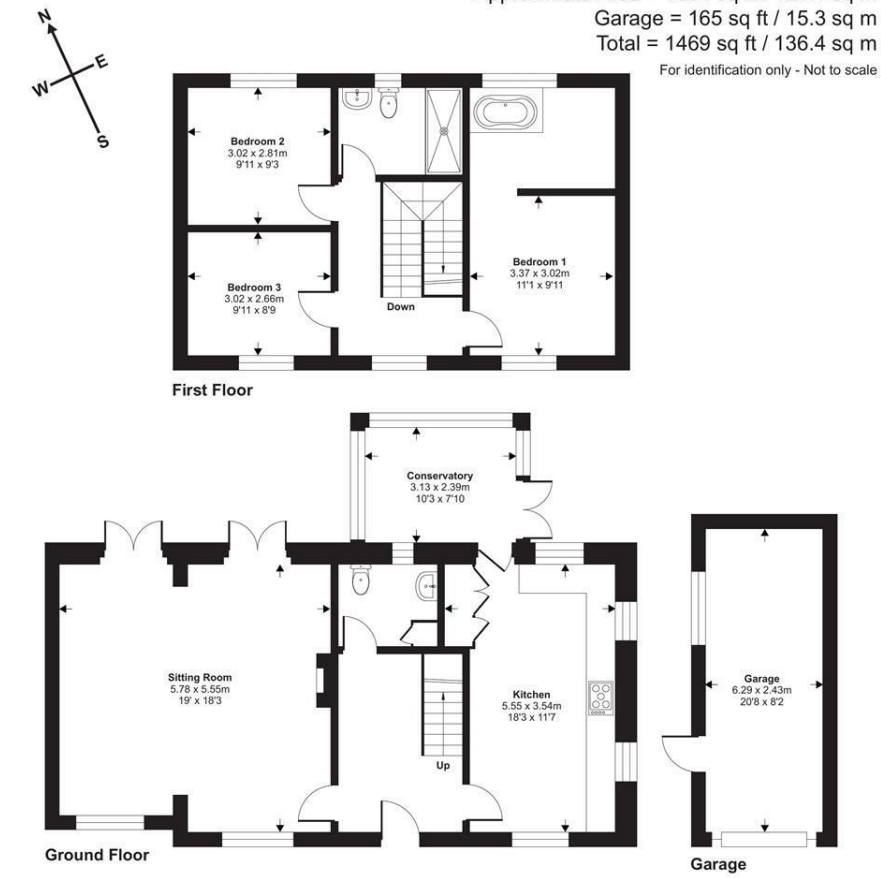


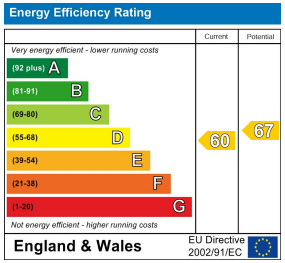


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