



Eaves

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Kingsbury Manor Cottage

Folly Road, Kingsbury Episcopi, TA12 6AT

OFFERS OVER £600,000

A beautiful Grade II listed house in the heart of Kingsbury Episcopi. The house has been refurbished to a high standard and has all the character one would expect. The rooms are light and airy with exposed beams, flagstone floors, picture rails and original fireplaces.

TENURE — FREEHOLD



Overview

A wonderful Grade II listed house in the picturesque village of Kingsbury Episcopi. The house offers a pretty front garden set behind iron railings, an entrance hall, cloakroom, sitting room, snug, kitchen/breakfast room, dining room, four spacious double bedrooms, two bathrooms, an attic room, a delightful cottage garden to the rear and off-street parking.

Key Features

- A GRADE II LISTED GEORGIAN HOUSE
- RECENTLY REFURBISHED
- BEAUTIFUL CHARACTER FEATURES
- 3 RECEPTION ROOMS
- 4 BEDROOMS
- 2 BATHROOMS
- KITCHEN/BREAKFAST ROOM
- CLOAKROOM
- FRONT AND REAR GARDENS
- OFF-STREET PARKING



Immediate Area

Kingsbury Episcopi itself has a great community centre with a shop and café, a traditional pub, impressive 14th century church, recreation ground, play park, primary school and the most fantastic walks in all directions.

South Petherton (3.4 miles) has some great independent shops including a butcher, bakery, fruit and veg shop, delicatessen, an award winning restaurant with terrace (Holm), a well-established pub. There is also a pre-school, infant school and junior school, along with tennis courts, a bowling club and much more.



Ilminster (7 miles) has a wider range of facilities as does Crewkerne (9 miles) which also has a mainline train service into London Waterloo. Castle Cary (18 miles) also has a direct train service to London Paddington in approximately 1.5hrs.

The World Heritage Jurassic Coast is under 20 miles away West Bay providing easy access to one of England's most spectacular stretches of coastline.

The House

Kingsbury Manor Cottage dates back to around 1800. It is built from attractive red brick under a slate roof with large windows allowing in plenty of light and many of the original character features remain in place.



Interior

The front door takes you into the long entrance hall with the cloakroom at the far end. The original flagstone floor is still underfoot and half panelled walls line the hall. A doorway on the left takes you into the sitting room. The sitting room again has a flagstone floor, an attractive fireplace with floor-to-ceiling cupboards either side, upgraded column radiators, and picture rails on the wall. There is a large opening into what is now the snug that doubles up as a playroom. Here there is a large fireplace with a wood burning stove for those cosy winter nights.

Through the snug you reach an inner hall, with staircase to the first floor and a door out to the patio and garden behind, and the kitchen beyond.



The kitchen has been completely replaced by the current owners and now has a good range of off-white fitted storage units with brass handles and quartz worktops, a Smeg range with induction hobs, Belfast sink, freestanding storage space and space for a fridge/freezer. There is a bespoke freestanding table/island that is available by separate negotiation.

A wide opening then takes you into the impressive dining room with three windows, exposed beams and brickwork, a natural stone herringbone floor and space for a really good-sized dining table.

The ground floor flows extremely well and works well as a family space but also for entertaining.



Up the stairs to the first floor where you find three generous double bedrooms. The main bedroom also has an ensuite shower room and walk-in wardrobe/dressing room. Also on the first floor is the family bathroom with both a bath and a shower.

There is another set of stairs that take you to the second floor. Here you find the forth spacious bedroom, currently used as an office, and an equally large attic room with scope to convert further (subject to planning).





Outside

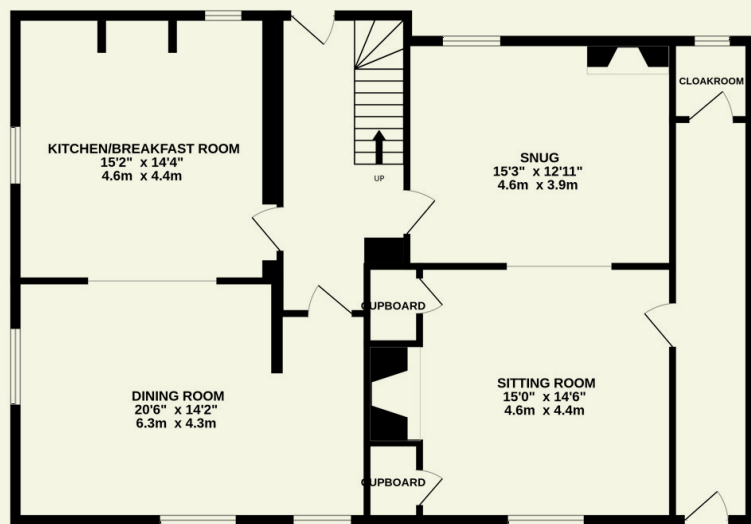
The house is set back from the road via a lawned front garden with fruit trees and hedging, enclosed with wrought iron railings, and a pathway leads up to the front door. To the side of the house is a gate with access to the back garden and off-street parking space.

The garden to the rear is very pretty, with a patio leading out from the back door and fenced off storage area behind where the oil tank and log store are located. The garden is laid mainly to lawn and complemented by well-stocked flower beds and borders planted with established lavender, rosemary, roses, a pear tree and a variety of climbing plants. The back of the house is painted white, reflecting the sunshine for much of the day and creates a very inviting space.



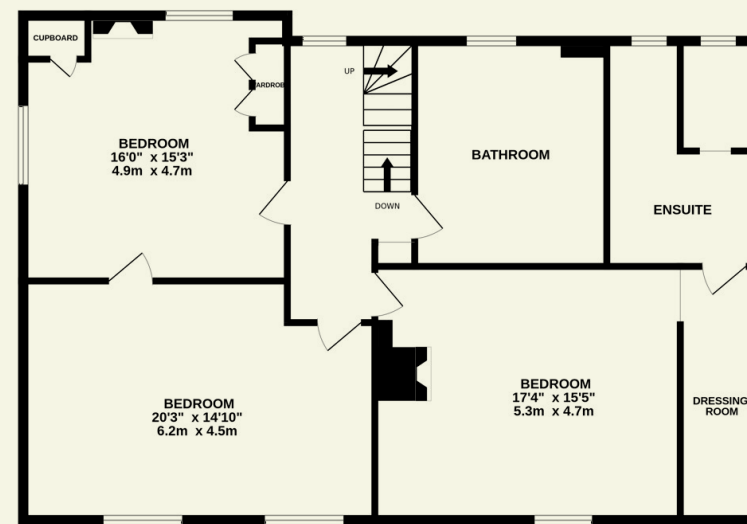
GROUND FLOOR

1147 SQ. FT. / 106.6 SQ.M. APPROX



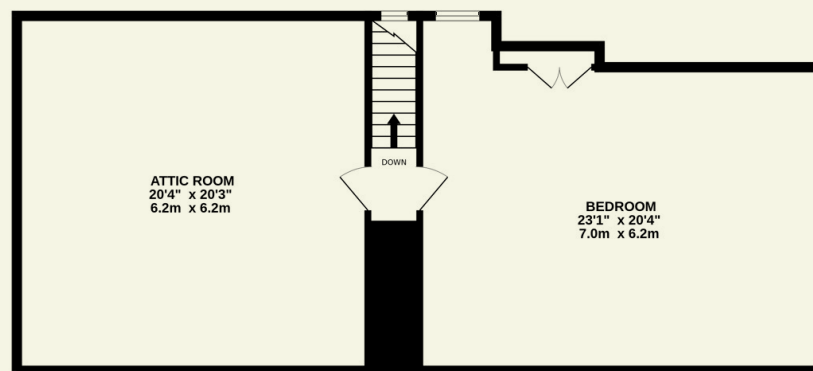
1ST FLOOR

1168 SQ. FT. / 108.5 SQ.M. APPROX



2ND FLOOR

860 SQ. FT. / 79.9 SQ.M. APPROX



TOTAL FLOOR AREA

3036 SQ. FT. / 282.1 SQ.M. APPROX

Floorplans



Directions

From Yeovil head north through Tintinhull until you reach the Stapleton crossroads at the other side of the village. Turn right and continue into Kingsbury Episcopi. Turn left opposite the Wyndham Arms and the house can be found on the left-hand side.

WHAT3WORDS ///OUTSIDERS.CHEETAHS.STARED

Services

Mains electricity, water and drainage. Oil central heating.

Local Authority

Somerset Council – Band E

Eaves Notes

The house has had plenty of work done recently including upgrades to the plumbing and electrics, a new oil tank and restoration of windows and doors along with a new kitchen and redecoration throughout and installation of sisal carpets.

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01935 571049

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