



Symonds
& Sampson

Violet Cottage

Main Street, East Coker, Yeovil, Somerset

Violet Cottage

Main Street
East Coker
Yeovil
Somerset BA22 9HY

A charming and spacious four bedroom house nestling in 0.42 acre site, enjoying a large garden, double garage, huge character together with modern living facilities.



- Very attractive and spacious stone property
 - Set in 0.42 acres
 - Double garage
 - Ample parking
 - Large garden
- Much character and charm
- High Ceilings, stone mullion windows
 - No onward chain

Guide Price **£695,000**

Freehold

Yeovil Sales
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THE DWELLING

Nestled in the charming village of East Coker on the Somerset/Dorset border, this delightful character house offers a perfect blend of character and modern living. Although built pre-war the architecture mirrors period properties found in the village with the property exuding a sense of history while providing ample space for a growing family or those who enjoy entertaining.

The house boasts three generously sized reception rooms, providing versatile spaces that can be tailored to your needs. The majority of the ground floor has wooden floors together with fabulous stone mullion led light windows and beautiful high ceilings. The four well-proportioned bedrooms ensure that everyone has their own private retreat, while the two bathrooms and additional wc offer convenience for busy mornings and family life.

One of the standout features of this property is the impressive size of garden and plot, extending to 0.42 acre with ample parking, double garage and two detached outbuildings. This is a rare find in this very sought after village benefiting from no main roads or excessive traffic.

In summary, this semi-detached house in East Coker presents a wonderful opportunity for those seeking a spacious family home with historical charm and modern conveniences. With its ample reception space, four bedrooms, and generous parking/double garage, it is a property that truly deserves a viewing.

ACCOMMODATION

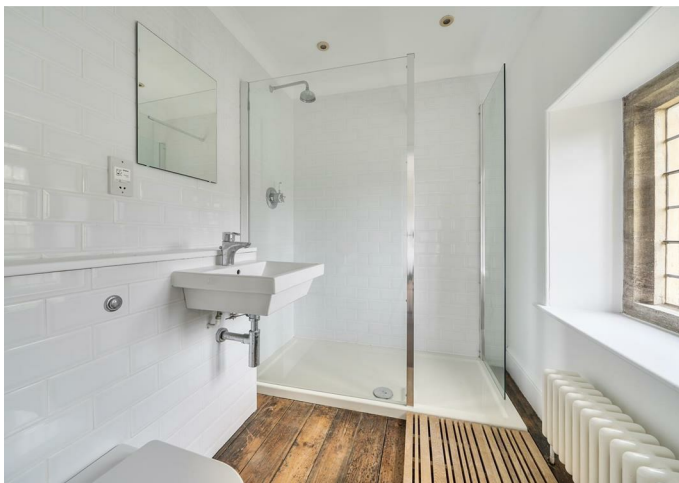
The accommodation comprises reception hall, sitting room with fireplace, separate dining room/garden room, generous kitchen/breakfast room, cloakroom/wc, rear lobby, spacious first floor landing, cloakroom/wc, four bedrooms, en suite shower room and a family bathroom.



OUTSIDE

The property is approached via wooden double gates to a gravelled driveway with lawned gardens either side, mature trees and shrubs. The drive continues to the side with an ornamental Lilly pond adjacent, leading to a turning/parking area and DOUBLE GARAGE with power and light.

The rear garden is extensive, with the whole plot measuring circa 0.42 acre. Mainly laid to lawn with mature shrubs, bushes and trees and a paved terrace. To the end of the garden are two outbuildings, a former stable block now comprising of two storage area both with stable doors. A second detached outbuilding again divided into two sections which provide additional storage.





SITUATION

East Coker lies to the north of the Somerset/Dorset border, amidst the beautiful countryside for which this area is noted. The centre of the village is a Conservation Area which have helped to preserve its rural character with the quiet streets and lanes lined with period thatched cottages and houses intermingled with modern properties. The character of the village is further enhanced by its association with T. S. Eliot, who immortalised the village in one of his best-loved poems and whose ashes lie in the village church. The village has a primary school and well-regarded public house, The Helyar Arms, farm shop and

café. Sutton Bingham reservoir is also very close to hand providing sailing, fishing and picnic areas.

For wider needs the historic Abbey town of Sherborne and the larger regional centre of Yeovil are both within easy reach, providing extensive shopping, business and leisure facilities. Mainline railway connections are from Sherborne/Yeovil Junction (from Waterloo 2.25 hours) Yeovil Pen Mill (Bristol 1.5 hours). Bristol, Bournemouth and Exeter airports are all easily accessible for UK and international connections. There is a wide choice of excellent schools from both the state and independent

sectors including The Gryphon School (Sherborne) in the state sector and Leweston, Port Regis, the Sherborne schools and Hazlegrove in the independent sector.

DIRECTIONS

What 3 words: [///sprinkler.pelt.pesky](http://sprinkler.pelt.pesky)

SERVICES

Broadband - Ultrafast broadband is available.

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

Please refer to Ofcom's website for more details.

Mains water, electricity and drainage. Oil fired central heating via radiators.



MATERIAL INFORMATION

Council Tax Band:
F

Flood Risk: Very
Low

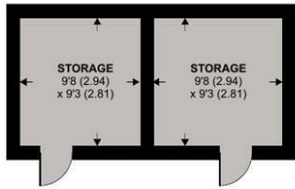


Energy Efficiency Rating	
Current	Potential
72	61

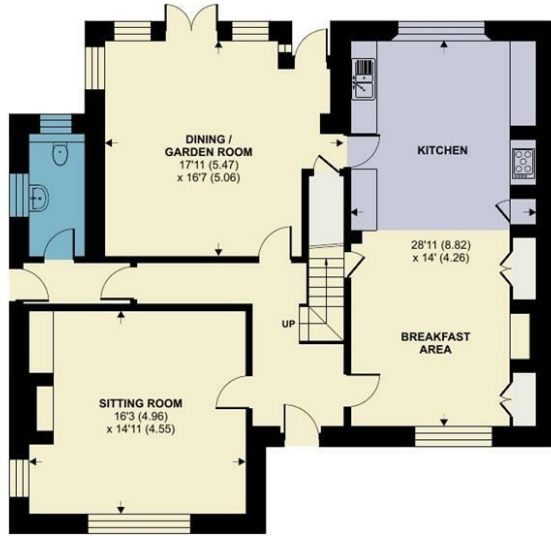
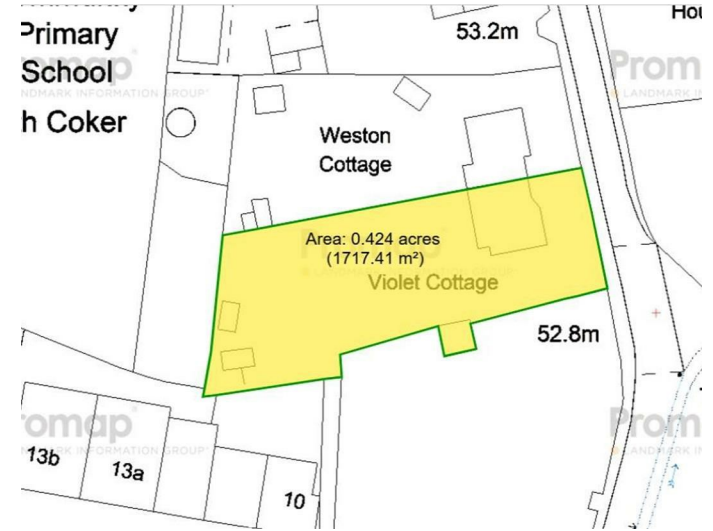
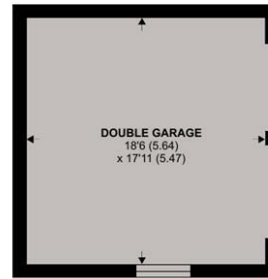
Building information: Violet Cottage, East Coker, Yeovil, Somerset, England & Wales. EPC Reference: 2020418103

Violet Cottage, East Coker, Yeovil,

Approximate Area = 2241 sq ft / 208.1 sq m
 Garage = 332 sq ft / 30.8 sq m
 Outbuildings = 404 sq ft / 37.5 sq m
 Total = 2977 sq ft / 276.4 sq m
 For identification only - Not to scale



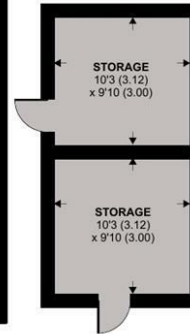
OUTBUILDING 2



GROUND FLOOR



FIRST FLOOR



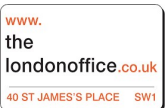
OUTBUILDING 1



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Symonds & Sampson. REF: 1464058



Office/Neg/Date



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