

# 2 Lark Cottages

Limington, Yeovil, Somerset

# 2 Lark Cottages

Limington  
Yeovil  
Somerset  
BA22 8EG



- Imaculate Throughout
- Desirable Village Location
  - Attractive Gardens
  - Backing onto Fields
- Views Front and Rear
  - Rare Opportunity
  - No Onward Chain

Guide Price **£350,000**

Freehold

Yeovil Sales  
01935 423526  
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## THE DWELLING

A superbly presented, relatively new house, on a small development of just three homes constructed by J&C Symonds Ltd,

The property benefits from heating via an air source heat pump with underfloor heating on the ground floor. All external doors and windows are made from ACCOYA wood, which comes with a 50-year guarantee

## ACCOMMODATION

A part glazed entrance door leads to the reception hall, having a staircase rising to the first floor and a cloakroom with a contemporary white suite.

The kitchen is well fitted, having two windows to the front, an attractive range of timber effect worktops with grey doors with bronze door furniture.

Fitted appliances include a four-ring hob, oven and dishwasher, whilst there is a range of units with drawers and cupboards under, with wall tiling. Please note that the Kenwood fridge freezer will stay if a suitable sale price is negotiated.

The sitting room is particularly pleasant, having attractive four-door bifolds to the rear offering lovely views over the garden and fields in the distance, whilst there is also a cupboard housing the controls for the air source heat pump.

On the first floor is a landing with an airing cupboard and a hatch to the roof space, whilst there are two double bedrooms and a family bathroom with an attractive white suite.

## OUTSIDE

To the front of the property, a shared driveway leads to parking for 2 vehicles with a raised lawn offering potential for a garage/carport to be built, subject to the necessary planning permissions.

To the rear and side of the garden is laid to lawn having a patio, shed, two attractive decked areas, one overlooking the countryside to the rear, whilst there is also a mature tree which has a TPO.

There is also a useful electric car charging port, and the garden is enclosed by lap panel fencing.

## SITUATION

The property is situated in the highly desirable village of Limington, nestled in the heart of the Somerset countryside. This peaceful and picturesque village is known for its attractive period architecture, rural charm, and strong sense of community. Limington also benefits from a well-regarded village pub.

The historic market town of Sherborne lies approximately 11 miles to the east and offers a superb range of independent shops, cafes, restaurants and cultural attractions, including the renowned Sherborne Abbey. Sherborne also boasts an excellent selection of both state and independent schools, including the highly regarded Sherborne Boys School and Sherborne Girls.

Everyday amenities can be found in the nearby towns of Sherborne and Ilchester, with more extensive facilities in Yeovil and Taunton. The area benefits from excellent transport links, with the A303 providing swift road access to London and the South West. At the same time, mainline rail services to London Waterloo are available from Yeovil Junction and Sherborne stations, and to London Paddington from Castle Cary and Berrys Coach service to London stops in Ilchester.

## DIRECTIONS

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## SERVICES

Mains water, electricity and drainage. Air source heat pump. Underfloor heating to the ground floor.

Broadband - Ultrafast broadband is available.

Mobile signal/coverage - There is mobile coverage in the area. Please refer to Ofcom's website for more details.

## RESTRICTIVE COVANANTS

The 5-year time limit ends in September 2026.

Cannot alter the building within 5 years. You must not use the property for any trade or business other than homeworking. You must not allow the gardens to become overgrown or untidy. You must not park any vehicle or permit any vehicle to be parked on the access way or obstruct or interfere with the free access of the neighbours. You must not park or permit to be parked any boat, caravan, motor home, or commercial van to be parked on the property other than a roadworthy car or small van. You must pay one-half of the cost towards the maintenance and repair of the access way.

## MATERIAL INFORMATION

Council Tax Band: B

Flood Risk: Very Low





# Lark Cottages, Limington, Yeovil

Approximate Area = 738 sq ft / 68.5 sq m

For identification only - Not to scale

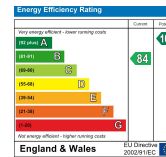


GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1445985



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