STAGS

Lea-On

Lea-On East Coker

, Yeovil, Somerset, BA22 9JP

Yeovil 3.5 miles. Crewkerne 6 miles. Sherborne 8 miles.

A two bedroom Grade II listed thatched and tiled, semi-detached cottage, situated in the heart of this sought after village. In need of some modernisation and set within good sized gardens. Grade II Listed - exempt

- Grade II listed Semi-Detached Cottage
- Character Features
- Kitchen and Bathroom
- Cottage Garden to Front and Large Rear Garden
- Freehold
- Sought After Village
- Hallway and Spacious Sitting Room
- Two Double Bedrooms
- Option to Purchase Adjoining Orchard
- Council Tax Band C

Guide Price £250,000

SITUATION

Lea-On is situated within the heart of this sought after village, which is surrounded by unspoilt countryside. The village offers a welcoming community and a good range of amenities including an excellent public house and restaurant, church, primary school, village hall and cafe. For wider facilities the nearby town of Yeovil is approximately 3.5 miles away which provides a comprehensive range of shopping, recreational and scholastic facilities together with a mainline railway service to Exeter and London Waterloo.

DESCRIPTION

Lea-On is a charming two bedroom Grade II listed, semi-detached cottage, constructed principally of stone and contained beneath a mainly thatched roof with single storey tiled section to the rear. It offers a wealth of character features associated with a property of its age, including delightful flagstone flooring, exposed beams, window seat, together with a brick inglenook fireplace with beam over. Although the property is in need of general modernisation, it offers buyers the potential to refurbish to their own specifications, in what is undoubtedly a most delightful village location. The cottage also boasts an attractive garden to the front and a large rear garden with an option to purchase an additional orchard by separate negotiation.

ACCOMMODATION

A tiled entrance porch protects the front door which opens into the hallway, with flagstone flooring and coat hooks. Door leading into the spacious sitting room with a fireplace set within a brick inglenook with exposed beam over and alcove to side. Attractive flagstone flooring throughout, exposed beams and night storage heater, window seat to front and door with stairs leading to the first floor. Kitchen comprising single drainer stainless steel sink with taps over, cuboards under and a further range of worktops with floor and wall mounted cupboards and drawers. Bush electric cooker, concealed factory lagged copper cylinder and electric panel heater. Vaulted ceiling, windows and glazed door to rear and door to the bathroom; comprising enamelled panelled bath with Mira shower over, low level WC, pedestal wash hand basin, range of built in shelving, panel heater, tiled floor and window to side with shutters.

First floor landing with exposed beams and night storage heater. Bedroom one with sloping ceiling, exposed beams and windows to front and side, small wardrobe, together with built in cupboards and drawers. Bedroom two with sloping ceiling and exposed beams, together with window to side, range of built in bedroom furniture including wardrobe, dressing table, cupboards and drawers.

OUTSIDE

The cottage is set well back from the village road and is protected by a stone wall with picket gate and pathway leading to the garden which is laid mainly to lawn with various shrubs and bushes together with a selection of roses. To the rear of the property is a good size garden which is part walled and fenced and laid mainly to lawn. There is a paved patio area, gravelled area and a useful block built garden shed. Within the garden are a fine selection of shrubs bushes and trees.

ADDITIONAL LAND OPTION

To the rear of the property is a former orchard extending to approximately 0.28 acres, benefitting from road access via a pair of 5-bar wooden gates. The orchard is part walled and hedged together with some post and wire fencing and is laid mainly to lawn with a selection of trees and a useful brick and stone shed set beneath a tiled roof. This land is available by seperate negotiation.

VIEWINGS

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

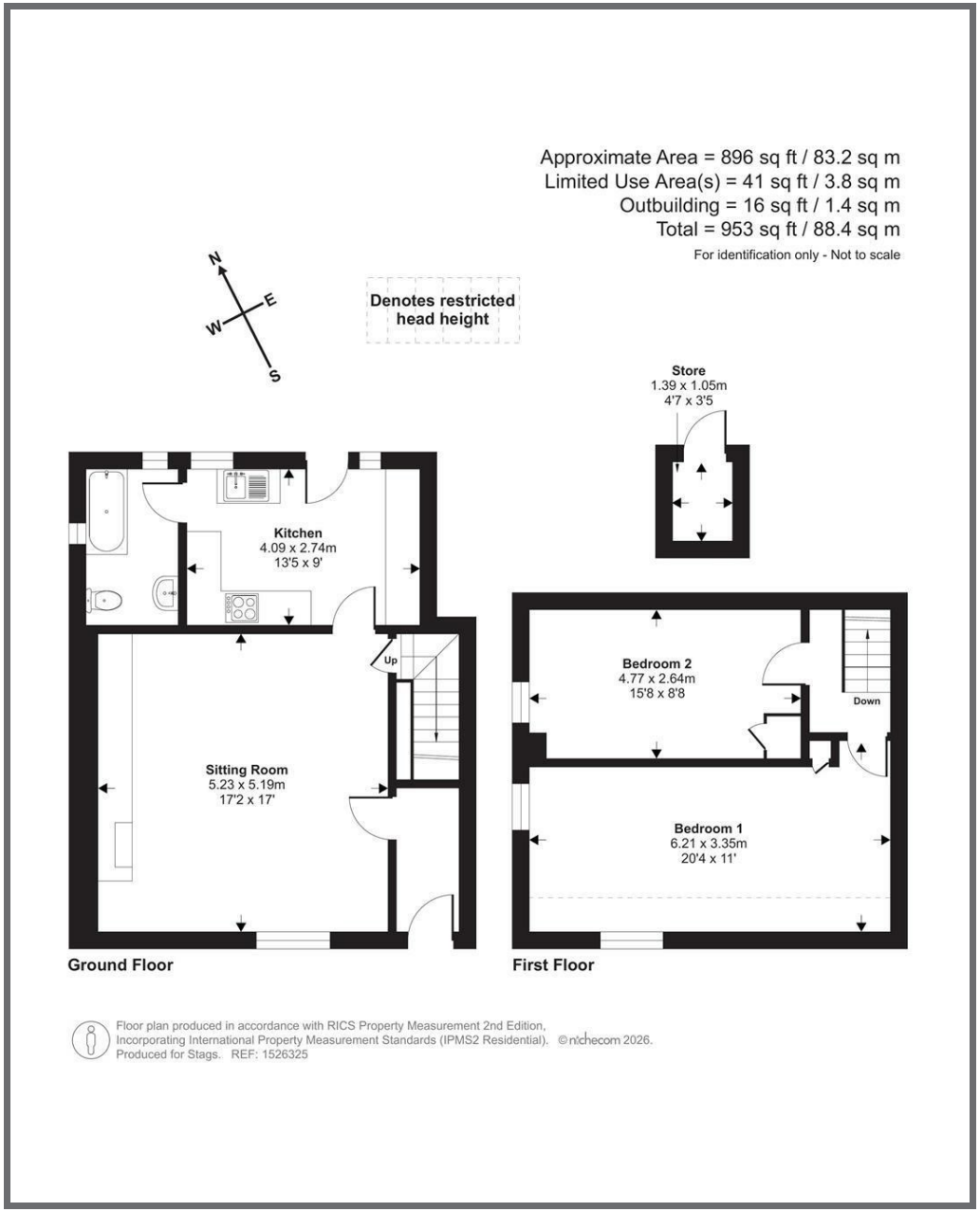
SERVICES

Mains water, electricity and drainage are connected.
Electric heating with Night storage heaters and panel heaters.
Flood risk status - Very low risk (environment agency)
Broadband - Standard, Superfast and Ultrafast (ofcom)
Mobile Coverage - EE, O2, Three and Vodafone (ofcom - some service outdoor may be limited)

DIRECTIONS

What3words///stable.ballooned.muscular
On entering East Coker head towards the village centre, passing the church on your right hand side and just before The Helyer Arms public house and restaurant, Lea-On will be seen on the left hand side, clearly identified by our For Sale board.

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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