



Kingsbury Manor Cottage





TOAST & JAM WITH TEA



# Kingsbury Manor Cottage Folly Road

Kingsbury Episcopi, Somerset, TA12 6AT

South Petherton 3.2 miles Langport 4.4 miles A303 3.5 miles Castle Cary Station (Paddington) 30 min drive

A stylish refurbished Georgian Grade II listed cottage with wonderful period charm & generous proportions, 4 Bedrooms, 2 Bathrooms and 3 reception rooms set behind railings in the centre of the village with gardens and off road parking. EPC Exempt

- Over 3,000 sq ft of Accommodation arranged over 3 floors
- Georgian Period Features throughout, flagstone flooring & woodburning stove
- 4 Double Bedrooms, Spacious En-suite Shower Room & Family Bathroom
- 3 Reception Rooms and cottage contemporary Kitchen
- Cloakroom with WC
- Attic room with potential to create further accommodation
- Front Garden with railings
- Off road parking and private cottage gardens to the rear
- Freehold
- Council Tax Band E

Guide Price £650,000

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## SITUATION

Kingsbury Manor Cottage is a stylishly refurbished Georgian home located just off the centre of Kingsbury Episcopi, a picturesque and thriving Somerset village. The property enjoys a prominent position, set back behind railings with roses, an apple tree, and a lawned front garden, surrounded by other attractive period properties. The village offers a strong sense of community and amenities including a shop, café, pub, church, and community centre. Nearby villages such as South Petherton and Martock provide a wider range of facilities, and the A303 is only 3.5 miles away. The area is ideal for countryside walks and is close to the popular Burrow Hill Cider Farm.

## DESCRIPTION

This beautifully restored Georgian cottage offers over 3,000 square feet of accommodation arranged over three floors. It features attractive brick elevations under a slate roof and has undergone significant upgrades including a new oil-fired boiler, updated electrics and plumbing, and restored windows and doors. Period features are found throughout, including flagstone flooring, picture rails, original stripped doors, fireplaces, exposed beams, and newly fitted sisal carpets.

The layout flows well, with two original reception rooms now forming one large dual-aspect space with fireplaces - perfect for entertaining. There is a generous dining room and a contemporary cottage-style kitchen and access to the rear garden and terrace. The first floor includes three large double bedrooms, one with a spacious en-suite shower room, and a family bathroom. The second floor offers a vaulted fourth bedroom and a large attic room with potential to create a fifth bedroom or dressing room with en-suite, subject to planning consents.

## ACCOMMODATION

The original front door with bell opens into a large, welcoming hallway with panelled walls and flagstone flooring. At the end of the hall is a cloakroom with WC and vanity basin. A door leads into a spacious sitting room and snug, once two formal reception rooms. now a dual-aspect space with two fireplaces, including an inglenook with woodburning stove. There are original built-in cupboards either side of the decorative fireplace in the sitting room.

Flagstone flooring continues leading into the rear hallway with panelled wall and door to the garden and into the kitchen. The kitchen is a lovely dual aspect room fitted with cottage shaker style units, Belfast sink, quartz working surfaces, splashbacks, bespoke shelving and window cills. The original fireplace provides space for a range cooker with built in dresser unit to the side, integrated washing machine and dishwasher and space for a fridge freezer. The kitchen links very well with the dining room, through a large opening with stone herringbone flooring, exposed brick chimney breast and wooden beams this is another superb dual aspect room.

Wooden stairs lead to the first floor landing. Bedroom 1 includes an original fireplace, walk-in dressing room, and a spacious en-suite shower room. Bedrooms 2 and 3 are generous doubles with an interconnecting door; Bedroom 3 also features an original fireplace and built-in storage. The updated family bathroom includes wooden panelled walls, exposed wood flooring, a freestanding bath, wash hand basin, WC, bidet, and a large tiled shower cubicle.

Stairs rise to the second floor landing, which leads to Bedroom 4 - a light and airy vaulted room with beams, rear window, velux window, and built-in storage. The adjacent attic room, with two velux windows, offers excellent potential for conversion into a fifth bedroom or en-suite, subject to any necessary consents.





#### OUTSIDE

The front garden is enclosed by original railings atop a low blue lias wall, with a wrought iron gate and flagstone path leading to the front door. Climbing roses, mature shrubs, and an apple tree enhance the charm, while a beech hedge provides privacy from the neighbouring property.

Wooden gates at the side open to a gravelled parking area. The private rear garden is fully enclosed, facing South East with fencing on one side. Steps lead to a paved terrace with a screened area for logs, bins, and the oil tank. The lawn is bordered by mature shrubs including lavender and rosemary, climbing roses, wisteria, and apple trees. The rear elevation features colour-washed brickwork.

#### VIEWINGS

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

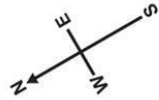
#### SERVICES

Mains water, electricity, and drainage are connected. Heating is provided by an oil-fired central system.  
Mobile Coverage: Three, O2, EE and Vodafone (some services may be limited - Ofcom)  
Broadband availability: Standard and Superfast (Ofcom)  
Flood Risk Status: Very low risk (environment agency)

#### DIRECTIONS

From Yeovil, head north through Tintinhull, continue through Ash to the Stapleton crossroads and go straight over passing through Coat, then turn right to Kingsbury Episcopi. Enter the village opposite the Wyndham Arms, turn left, and the property is located on the left-hand side after a short distance.





Denotes restricted  
head height

Approximate Area = 3036 sq ft / 282 sq m  
Limited Use Area(s) = 409 sq ft / 37.9 sq m  
Total = 3036 sq ft / 319.9 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1348229



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