





**Towers  
Wills**

Town & Country

**Willow Cottage, East Coker, Somerset, BA22 9JY**

**£550,000**

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**Features:**

**Sought after location**

**Beautiful character home**

**Versatile accommodation**

**Approx. 0.3 acre plot**

**Character features throughout**

**Three reception rooms**

**Four / Five bedrooms**

**Utility room**

**Mature gardens**

**Freehold**







Towers Wills are delighted to present Willow Cottage, a charming detached family home of great character, believed to date back to early 18<sup>th</sup> century. Rich with period features, including exposed beams, Inglenook fireplaces, and exposed stone walls, this wonderful home is set within a particularly generous plot of approximately one-third of an acre on the fringe of this sought after village, and is offered to the market with no onward chain.

The property offers three reception rooms, a kitchen/ breakfast room with utility room, cloak/ W.C, four / five bedrooms, bathroom, driveway, garage and glorious gardens.



The hallway offers a spacious reception area which instantly greets you with character features and leads to: The living room. A dual-aspect reception room with windows to both front and side, full of warmth and character, centred around a magnificent Ingle Nook fireplace with window seats and exposed beams—an impressive focal point of the home.

The dining room offers an equally impressive, elegant dual-aspect room with windows to the front and side. Window seats. Perfect for entertaining with family and friends. Featuring a second Ingle Nook fireplace, exposed beams, and a charming window seat.





A generous kitchen/breakfast room is fitted with a comprehensive range of wall, base, and drawer units, timber work surfaces. Integrated double electric oven, electric hob with cooker hood, plumbing for dishwasher, and space for a fridge-freezer. With room for a family dining table and chairs and direct access to the utility room. Housing the oil-fired boiler, tiled flooring, and door to the rear.

If you require a separate space for work, reading or similar the study offers a quiet versatile space to retreat. Also to the ground floor is a cloakroom/WC and charming rear porch with impressive timber door.

The first floor offers four / five bedrooms and a family bathroom. Bedrooms one and two being particularly generous double bedrooms with outlooks to the front and space for wardrobes. While bedrooms three and four still being double rooms enjoy glorious countryside views to the rear. Bedroom three having a convenient dressing area with wash hand basin. All bedrooms are serviced by a spacious family bathroom.



### Outside

The property occupies an exceptionally large plot approximately 1/3 of an acre plot, a true highlight of Willow Cottage. Immediately to the rear is a picturesque cottage-style garden, laid mainly to lawn with stone patio area, pond, pergola, and useful outbuilding making an ideal home office/ hobby room etc

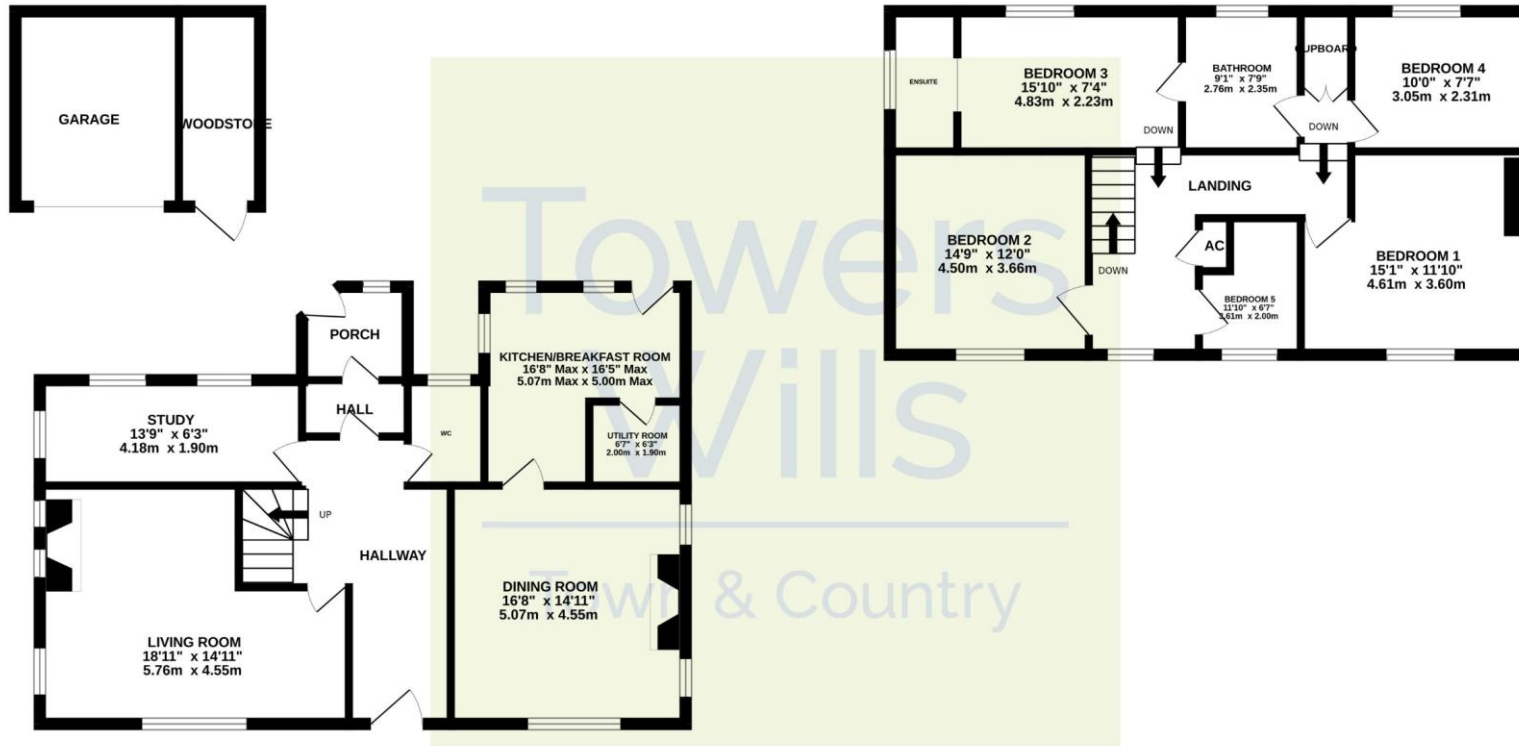
The garden continues to a further lawn with a variety of mature plants, trees, and shrubs, and at the far end, a large vegetable plot offers opportunities for those with green fingers. To the front a sweeping driveway leads to a detached garage with up-and-over door, and an adjoining large wood store. Ample parking area.





GROUND FLOOR

1ST FLOOR



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