



Symonds
& Sampson

Peacock Cottage

High Street, Queen Camel, Yeovil, Somerset

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High Street
Queen Camel
Yeovil
Somerset BA22 7NQ

A charming 4-bedroom, 3-bathroom stone cottage benefiting from a double garage, parking and lovely cottage gardens.



- Very well maintained and presented home
 - Light and airy accommodation
- Local convenience store very close at hand
 - Double garage & parking
 - Lovely cottage garden



Guide Price **£575,000**

Freehold

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THE DWELLING

Nestled in the charming village of Queen Camel, this delightful home offers a perfect blend of historical character and modern living. Built circa 1800, the property boasts a generous living space of 2,134 square feet, providing ample room for families or those seeking a spacious home.

Upon entering, you are welcomed via a reception hall to a well-appointed sitting room, ideal for entertaining guests or enjoying quiet evenings with family. The house features four comfortable bedrooms, 2 en suite, together with a family bathroom, each offering a peaceful retreat at the end of the day.

The location is particularly appealing, with the village offering a sense of community and easy access to local amenities.

This property presents a unique opportunity to own a piece of history while enjoying the comforts of contemporary living. Whether you are looking to settle down or invest, this terraced house is a must-see.

The property is set back from the main thoroughfare of the village within the conservation area with enclosed front gardens and unusually benefits from having off-street parking for three cars, as well as a substantial detached double garage and workshop.

ACCOMMODATION

The accommodation comprises an enclosed entrance porch, reception hall, sitting room, separate dining room,

conservatory/garden room, kitchen/breakfast room, utility room, cloakroom/wc, first floor landing, four bedrooms (two being en suite) and a family bathroom.

OUTSIDE

The delightful rear garden offers a good degree of privacy and features pretty stone walls, which add real depth and character to the garden. There is a manicured shaped lawn with mature borders and herbaceous planting designed to give shape, colour and form throughout the seasons. Within the garden, there is a stone store equipped with power and light, and access to the workshop and double garage, which has electrically operated doors.

A rear gate leads out to a private driveway providing ample parking, which is laid to a hardstanding.

SITUATION

Peacock Cottage is situated in the centre of the attractive village of Queen Camel, which is conveniently placed mid-way between the South Somerset town of Castle Cary to the North and both the historic Abbey town of Sherborne and the local regional centre of Yeovil to the south. The village has an unusual number of amenities, including a church, a public house, a shop and post office, a primary school, a medical centre and a village hall, while Castle Cary, Sherborne and Yeovil, together, provide an excellent range of cultural, recreational and shopping facilities. Sporting, walking and riding opportunities abound within the area, with many walks to be had from the village itself, while the region is well known for both its public and privately funded schooling. Communication links are

good with main line stations at both Sherborne and Castle Cary linking directly with London Waterloo and London Paddington respectively, while road links are along the A303 joined nearby at Sparkford, giving swift access to London and the Home Counties along the M3, M25 route.

DIRECTIONS

What 3 words: ///adhesive.basin.dozen

SERVICES

All main services are connected. Oil-fired central heating. No Gas.

Solar Panels - Owned

Broadband - Superfast broadband is available.

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

Please refer to Ofcom's website for more details.

MATERIAL INFORMATION

Council Tax Band: F

Flood Risk: Very Low

The property lies in a Conservation area.



High Street, Queen Camel

Approximate Area = 2137 sq ft / 198.5 sq m

Garage = 401 sq ft / 37.2 sq m

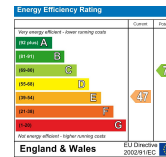
Outbuilding = 33 sq ft / 3 sq m

Total = 2571 sq ft / 238.7 sq m

For identification only - Not to scale



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