

# Towers Wills

Town & Country

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3, Holywell Mill, East Coker, Yeovil, Somerset BA22  
9NG

Offers Over **£260,000**

Towers Wills welcome to the market a rare opportunity to purchase a charming Mill conversion situated on the fringe of East Coker, Somerset. This magnificent property offers a spacious living room with views from the balcony. A spacious kitchen/diner perfect for entertaining, three bedrooms, en-suite, garage/studio, parking & private garden. NO ONWARD CHAIN.

## Accommodation:

An exceptionally spacious and characterful three-bedroom apartment set within a historic former flax mill, boasting charming views, versatile accommodation over three floors, private garden, garage/studio, and ample parking. Nestled in a peaceful, semi-rural setting on the outskirts of the sought-after village of East Coker, No. 3 Holywell Mill offers a rare opportunity to acquire the largest of just three unique apartments within this charming early 19th-century former flax mill, converted in the early 1980s.

This superbly presented home is arranged over the first, second and third floors and has been beautifully maintained, offering generous, flexible accommodation that blends period character with contemporary living.

## Accommodation:

### First Floor

A communal entrance and staircase lead to the private entrance of No. 3. A welcoming hallway gives access to a spacious living room – a bright and inviting space with patio doors opening out onto a balcony, enjoying elevated views of the surrounding gardens and countryside. Perfect for relaxing or dining al fresco. Adjacent, the impressive kitchen/diner features a range of wall, base, and drawer units, timber worktops, breakfast bar, stainless steel sink with drainer, and space for freestanding appliances including a cooker, fridge/freezer, and washing machine. The open-plan layout offers ample space for a full dining table and chairs – ideal for entertaining.

### Second Floor

An inner hallway leads to two well-proportioned bedrooms, both tastefully decorated and offering lovely aspects. The family bathroom comprises a bath with shower over, WC, and a vanity unit with inset wash basin.

### Third Floor

The top floor is dedicated to the master bedroom, a spacious retreat with ample room for furniture, and access to an en-suite shower room including a shower cubicle, WC, and wash hand basin.

## Outside

To the front of the property, a detached garage (currently being used as a studio) offers superb versatility, with minimal work required to revert it back to a functional garage if preferred. A ravelled area provides an allocated space for No. 3 and further guest parking near the entrance as you cross the bridge.

Opposite the garage lies a delightful private garden, beautifully landscaped for low-maintenance enjoyment, with well-stocked borders, patio seating areas, and a secluded seating area – perfect for outdoor dining. A garden shed provides useful storage.

## Situation:

## Key Features

- Sought-after Village Location
- Three Bedrooms
- En-suite
- Garage/Studio
- Off Road Parking
- Private Garden
- NO ONWARD CHAIN

## Contact Us

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## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

## Situation:

East Coker is a picturesque and historic village in South Somerset, known for its charming period properties, scenic countryside walks, and strong sense of community. It offers a range of local amenities including a popular pub (The Helyar Arms), village café, primary school, and church. Surrounded by beautiful farmland and with excellent footpaths on the doorstep, East Coker blends rural tranquillity with easy access to nearby Yeovil and transport links, making it a highly desirable village location. Offering excellent walking routes right from the doorstep. The property benefits from a public footpath across the mill land, giving immediate access to the surrounding countryside.

**Agents Note:**

- Broadband: ADSL with speeds up to 21 Mbps download / 1 Mbps upload (buyer advised to check with provider).
- Mobile Coverage: Available via EE and Three (buyer advised to confirm specific coverage).
- Services: Mains electricity, water, and drainage.
- Council Tax Band: C
- Tenure: Leasehold with a 40% share of the freehold.
- Lease Length: 125 years from 2014 (approx. 114 years remaining).
- Outgoings: No ground rent or formal service charges. Maintenance and repairs are shared between the three owners – No. 3 holds a 40% liability.

This is a truly unique and rarely available home offering space, history, character, and countryside living – all within easy reach of local amenities. Early viewing is highly recommended.



# Floor Plan

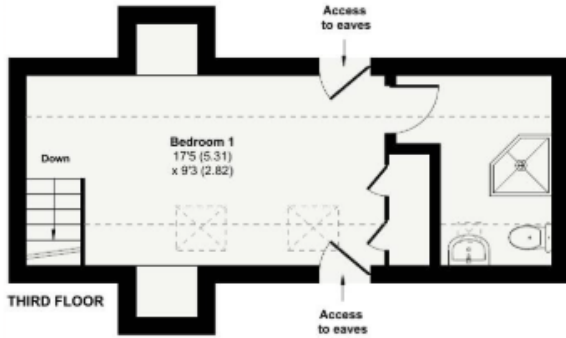
## Holywell, East Coker, Yeovil, BA22 9NG

Approximate Area = 985 sq ft / 92 sq m

Limited Use Area(s) = 107 sq ft / 10 sq m

Total = 1092 sq ft / 102 sq m

For identification only - Not to scale



Denotes restricted head height



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**Towers Wills**

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