



**Connells**

Manor Farm  
West Coker Yeovil



## Property Description

Connells are delighted to offer to the market this beautifully presented four-bedroom detached family home, pleasantly situated within a quiet cul-de-sac in the highly sought-after village of West Coker.

The property offers generous and versatile accommodation, including multiple reception rooms, an enclosed rear garden ideal for family living and entertaining, and a garage with driveway parking. This is a home that truly must be viewed to be fully appreciated.

West Coker is a popular village on the outskirts of Yeovil, well regarded for its community feel, countryside walks, local amenities, and convenient access to nearby schools, Yeovil town centre, and transport links.

The property further benefits from solar panels installed by the current vendors, generating approximately 5.4kW, contributing to improved energy efficiency and reduced running costs.

## Entrance Porch

Accessed via a double-glazed wooden front door, creating a welcoming and well-insulated entrance to the property.

## Entrance Hall

Featuring a radiator and wide staircase rising to the first-floor accommodation.

## Lounge

24' 6" x 12' 4" (7.47m x 3.76m)

A bright and spacious living area with a double-glazed window to the front, feature log burner, double-glazed patio doors opening onto the garden, and two radiators providing ample heating.

## Dining Room

12' 8" x 10' 3" (3.86m x 3.12m)

Featuring double-glazed patio doors opening onto the garden and a radiator for comfort.

## Kitchen

16' 2" x 9' 7" (4.93m x 2.92m)

A well-appointed fitted kitchen featuring a range of wall and base units with integrated NEFF appliances, including a double oven arranged as two separate eye-level ovens with individual doors, and a warming drawer positioned beneath. Further features include an induction hob with extractor, double sink with drainer, integrated fridge and dishwasher, additional space for a fridge/freezer, radiator, and a door providing direct access to the garden.

## Utility Room

8' 5" x 6' 3" (2.57m x 1.91m)

With a double-glazed window to the side, WC, radiator, sink with drainer, fitted units, and space for both a washing machine and tumble dryer.

## Landing

Featuring a double-glazed window to the front, radiator, access to the loft, and an airing cupboard with shelving for storage.

## Bedroom One

16' 5" x 9' 10" (5.00m x 3.00m)

A well-proportioned principal bedroom enjoying a double-glazed window overlooking the rear, a built-in wardrobe providing practical storage, and a radiator ensuring year-round comfort.

## Bedroom Four

12' 6" x 7' 8" (3.81m x 2.34m)

Featuring a double-glazed window to the front, an extensive range of four built-in wardrobes offering excellent storage, and a radiator. Please refer to the floorplan for layout and proportions.

## Bedroom Two

14' 1" max x 13' 1" max (4.29m max x 3.99m max)

A comfortable double bedroom with a double-glazed window overlooking the rear, a radiator, and a door leading to the en-suite facilities.

## En Suite

En-Suite to Bedroom Two comprising a double-glazed window to the side, shower cubicle, vanity wash hand basin with mirror unit, WC, heated towel rail, extractor fan, and ceiling spotlights.

## Bedroom Three

14' 1" x 9' 8" (4.29m x 2.95m)

A well-presented bedroom with a double-glazed window overlooking the rear of the property and a radiator for comfort.

## Shower Room

Stylishly appointed with a walk-in rainfall shower, vanity wash hand basin, WC, heated towel rail, ceiling spotlights, extractor fan, and a double-glazed window to the front providing natural light.

## Outside

### Rear Garden

A fully enclosed rear garden bordered by fencing, featuring a lawned area, patio seating spaces, a side patio, and a brick-enclosed section. The garden is attractively planted with a variety of plants and mature trees and further benefits from a shed, summerhouse, woodstore, oil tank, external power sockets, and a gated side access.

### Office/ Music Room

A versatile external space ideal for use as a home office or music room, featuring fitted cupboard housing a 300-litre Joule hot water tank powered by solar energy, stainless steel sink with drainer, radiator, and full electric and power connections. The room also accommodates the oil-fired boiler and provides a door with access through to the garage.

### Garage

Benefiting from light and power, with a Velux window providing natural light and useful storage space above.

### Agents Note

We have been advised by the current vendor that the solar panels are owned outright, and they get a feed in tariff that will be passed onto the new vendor.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01935 431 129**  
**E [yeovil@connells.co.uk](mailto:yeovil@connells.co.uk)**

1-3 Princes Street  
 YEOVIL BA20 1EW

EPC Rating: D Council Tax  
 Band: F

Tenure: Freehold

**view this property online [connells.co.uk/Property/YOV313387](http://connells.co.uk/Property/YOV313387)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: YOV313387 - 0008