

Verandah Cottage

East Coker, Yeovil, Somerset

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East Coker
Yeovil
Somerset BA22 9JP



- Detached thatched cottage
- Upstairs wc with wash hand basin
 - 0.25 acre plot in total
 - Inglenook fireplace
 - Limestone floors
- Generous kitchen/breakfast room with vaulted ceiling
 - Quiet village location
 - Many character features
- Planning permission for additional drive and parking
 - Complete new thatch December 2025

Guide Price **£495,000**

Freehold

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THE DWELLING

Set back from this quiet village road and surrounded by its gardens, access to this detached property with 0.25 acre plot is over a flagstone bridge, across the little village stream, through a small pedestrian gate via a stone pathway, which in turn leads to the front door of this delightful Grade II Listed stone-built, thatched property, in the heart of this very popular quiet village of East Coker, arguably one of the most sought after villages in South Somerset.

ACCOMMODATION

The front door opens into a good-sized sitting room with limestone flooring and a wonderful inglenook fireplace with an impressive bressummer beam above. Window seats in this dual aspect room, along with timber beams, further enhance the general appeal. A further separate dining room, complete with an open fireplace, dual aspect, and further flagstone flooring, lies to one end of the cottage. A further addition, some years ago, of a large and light kitchen/breakfast room is complete with a vaulted ceiling, limestone floors, numerous Shaker-style wall and base units under a granite work surface with a large sink, NEFF hob and integrated double oven. Large double-glazed windows look out onto a small terrace, an ideal spot from which to enjoy the garden. A utility room provides a functional area with storage, space for coats, which in turn leads through to a bathroom with a bathtub and shower over, handbasin and WC. A secondary front door provides further convenient access.

Stairs rise via a timber door with latch handles from the sitting room up the first floor landing, with elm plank and muntin panelling, off which will be found three bedrooms. The principal bedroom has a charming fireplace, wash hand basin and an en suite wc, the second double bedroom benefits from built-in storage and an ensuite WC as well as basin. There is then a single bedroom, with further built-in storage.





OUTSIDE

The gardens are mainly laid to lawns interspersed with a wide variety of trees that include cypress, lilac, Portuguese laurel and 6 apple trees, with the cottage itself festooned in wisteria and roses during the summer. Well-stocked flower beds, a selection of carefully chosen shrubs and hedges provide year-round colour and interest. The former privy, discreetly positioned under an ancient yew tree (with preservation order), along with a timber shed provide some useful storage in what is essentially a lovely garden. Plenty of parking is available on the road.

Further to this, the owners, having had a newly completed thatched roof (December 2025) with the relevant planning permission, which also includes the creation of a driveway leading into the front garden, providing ample parking. The planning reference is 25/00570/HOU.

SITUATION

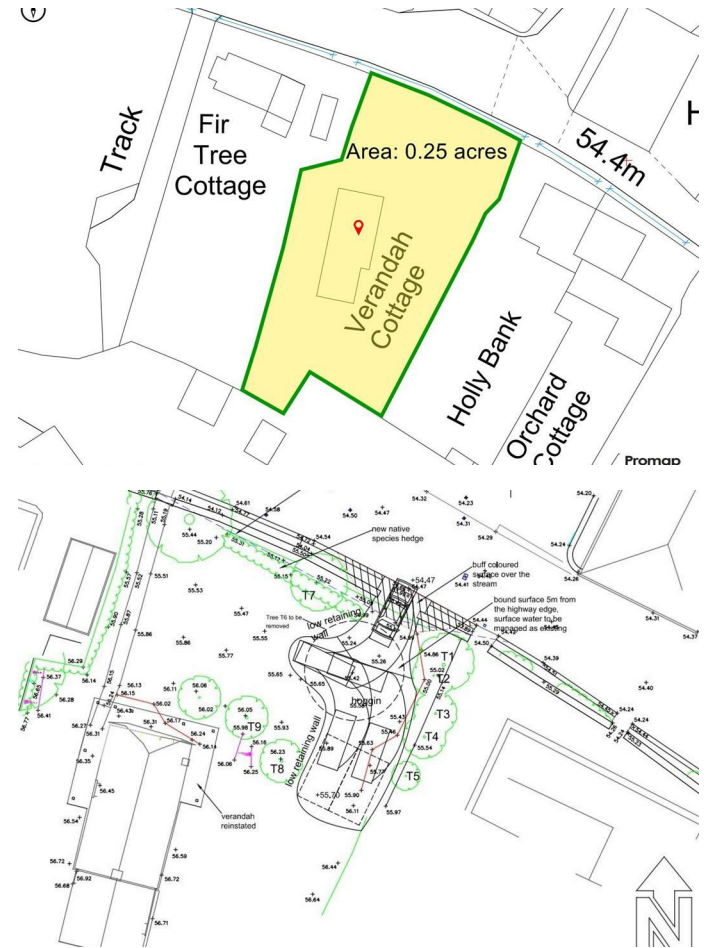
East Coker lies to the north of the Somerset/Dorset border, amidst the beautiful countryside for which this area is noted. The centre of the village is a Conservation Area in which strict planning controls have helped to preserve its

rural character and where the main street is lined with period thatched cottages and houses. Indeed, the character of the village is further enhanced by its association with T. S. Eliot, who immortalised the village in one of his best-loved poems and whose ashes lie in the village church. The village has a primary school, shop/post office and well-regarded public house, The Helyar Arms.

DIRECTIONS

What 3 words:

///stopwatch.deflection.swanky



SERVICES

Mains water, electricity and drainage. Electric heating.

Broadband - Ultrafast broadband is available.

Mobile signal/coverage - There is mobile coverage in the area. Please refer to Ofcom's website for more details.

MATERIAL INFORMATION

Grade II Listed

Within a conservation area

Council Tax Band: E

The owners have recently had a complete new thatch to the roof (December 2025), along with planning for the creation of a driveway and parking facilities. Planning ref: 25/00570/HU

Flood Risk: Very Low

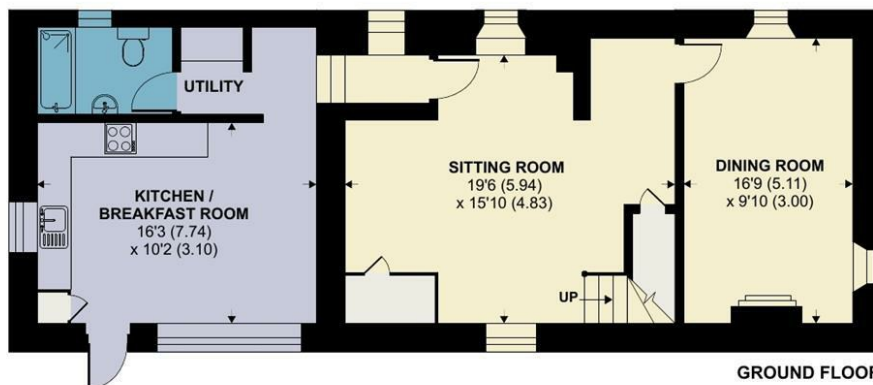
East Coker, Yeovil

Approximate Area = 1288 sq ft / 119.7 sq m

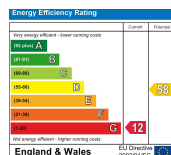
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1420401



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