

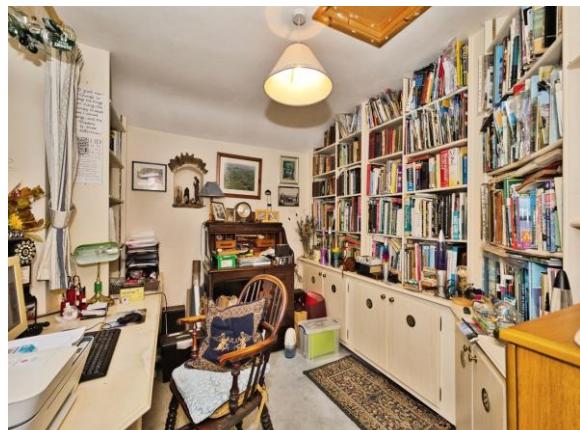


**Boleshay, Bishops Lane, Hardington Mandeville  
Yeovil, BA22 9PJ**

welcome to

## Boleshay, Bishops Lane, Hardington Mandeville, Yeovil

A beautifully extended former farmhouse, situated within the desirable village of Hardington Mandeville. The accommodation is presented in immaculate decorative order throughout boasting a wealth of space, light and an abundance of character features.



## **Entrance**

Wooden door to the front, with storm porch over, opening into:

## **Entrance Hall**

Decorative circle window to the front with exposed stone surround. Stairs rising to the first floor with understairs cupboard. Wall lights. Radiator. Door opening into the integral garage.

## **Downstairs Cloakroom**

Window to the rear. Suite comprising wash hand basin with tiled splashback. WC. Tiled flooring. Wall light. Radiator.

## **Fitted Kitchen**

15' 7" x 10' ( 4.75m x 3.05m )  
Double glazed windows to the rear and side overlooking the garden. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. One and a half bowl stainless steel sink and drainer with mixer tap. Integrated ceramic hob with cooker hood over. Integrated eye level double oven. Integrated dishwasher and fridge/freezer. Breakfast bar with seating. Exposed ceiling beam and stone wall. Inset spotlights to the ceiling. Tiled flooring. Radiator. Door opening into:

## **Garden Room**

15' 11" x 8' 8" ( 4.85m x 2.64m )  
A lovely light and open room with double glazed windows to the rear, perfect for sitting and enjoying the garden views. Exposed stone walls. Tiled flooring. Inset spotlights to the ceiling. Radiator. Double glazed French doors to the rear, opening to the garden.

## **Inner Hall**

Wooden door to the front with storm canopy over. Stairs rising to the first floor with understairs storage cupboard. Exposed ceiling beams. Quarry tiled flooring. Radiator.

## **Dining Room**

13' 11" x 12' 8" ( 4.24m x 3.86m )  
Leaded light bay window to the front. Borrowed light window to the rear into the kitchen. Feature alcoves with bespoke shelving and lights. Space for dining table and chairs. Radiator.

## **Sitting Room**

16' 9" x 13' 10" ( 5.11m x 4.22m )  
Leaded light window to the front with a lovely quaint window seat. Impressive inglenook fireplace with the added benefit of a bread oven. Exposed ceiling beam. Wall lights. Bespoke alcove display shelving with light. Radiator.

## **Study**

11' 5" x 8' 11" ( 3.48m x 2.72m )  
A fantastic additional room, perfect for home working, library, playroom, etc. Double glazed window to the side. Bespoke fitted shelving, cabinets and work station. Radiator.

## **First Floor Landing**

Window to the rear, overlooking the garden. Access to the loft space. Radiator.

## **Bedroom One**

17' 9" x 14' 7" ( 5.41m x 4.45m )  
A lovely light and airy room with double glazed, leaded light windows to the front and rear. A range of built in wardrobes. Space for free standing furniture. Two radiators.

## **Bathroom**

Double glazed, leaded light window to the front. Suite comprising enclosed bath with mixer tap. Enclosed walk in shower cubicle. Wash hand basin inset to vanity unit and storage below. WC. Bidet. Fully tiled. Towel radiator.

## **Bedroom Two**

14' 2" x 11' 11" ( 4.32m x 3.63m )  
Leaded light windows to the front and rear with feature window seat to the front. Space for free standing furniture. Radiator.

## **Inner Landing**

Two windows to the rear overlooking the garden. Radiator.

## **Bedroom Three**

11' 3" x 8' 6" ( 3.43m x 2.59m )  
Leaded light window to the front. Built in wardrobe. Space for free standing furniture. Radiator.

## **Bedroom Four**

10' 7" x 9' 2" ( 3.23m x 2.79m )  
Leaded light window to the front. Fitted wardrobe. Radiator.

## **Bathroom**

Leaded light window to the rear. Suite comprising enclosed bath with mixer tap and shower attachment. Wash hand basin. WC. Storage cupboard. Fully tiled. Inset spotlights to the ceiling. Access to the loft space. Radiator.

## **Double Garage**

20' 4" x 19' 8" ( 6.20m x 5.99m )  
Electric roller door to the front, with remote control. Double glazed windows to the rear. Double glazed French doors to the rear opening to the garden. Power and lighting.

## **Front Garden**

Access via a no through lane with parking available in front of the double garage. There are two front entrances, one next to the garage and the other behind the stone garden wall.

## **Rear Garden**

A stunning and extensive south-westerly garden, sitting in approximately 0.48 of an acre laid mainly to lawn with a number of area to sit, relax and enjoy the summer sunshine. There are a variety of outbuildings to include a large greenhouse, a stone store with wash hand basin and WC and also a wooden and stone store with double doors and windows to the front, perfect additional storage. The garden offers a wide array of decorative plants and trees along with small ornate pond and fountain.

## **Stone Barn**

34' x 11' min ( 10.36m x 3.35m min )  
The stone built barn is located to the front of the property, offering a variety of different uses (subject to planning permissions) with power and light.



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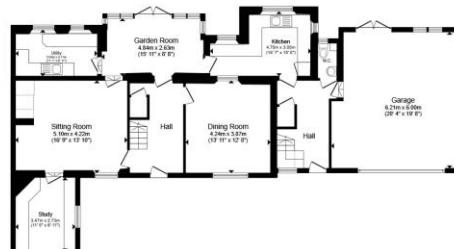
## Boleshay, Bishops Lane, Hardington Mandeville, Yeovil

- Extended Former Farmhouse
- Four Double Bedrooms
- Two Bathrooms & Downstairs Cloakroom
- Four Reception Rooms
- 0.48 Acre Plot

Tenure: Freehold EPC Rating: D

Council Tax Band: E

**£675,000**



Ground Floor



First Floor

Total floor area 238.3 m<sup>2</sup> (2,565 sq.ft.) approx

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.propertybox.io



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Property Ref:  
YE0108791 - 0003

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