



STAGS

Granary House

Granary House

East Coker, Yeovil, BA22 9LY

Yeovil 3 miles Crewkerne 7 miles Sherborne 8 miles

- Detached Hamstone House
- 3 Reception Rooms
- Kitchen/Breakfast Room
- 4 Bedrooms (1 en suite)
- Family Bathroom
- Garage and Parking
- South facing garden
- 2 Bedroom Annexe

Guide price £450,000

THE PROPERTY

Granary House is a detached family home dating back to 1760 of Hamstone construction beneath a tiled roof. The property offers highly spacious, well proportioned and light accommodation with the benefit of a 2 bedroom detached Hamstone annexe with garage/workshop.

The living accommodation has been well laid out for a growing family. There is an attractive drawing room with an open fireplace set in a Hamstone chimney breast, and this is open-plan to a further sitting or study area. The kitchen/diner is very spacious and enjoys an Aga, there is also a separate dining room adjoining.

On the first floor there are 4 bedrooms, the master bedroom having a range of built in bedroom furniture and bedroom two benefits from an en suite shower. There is also a good size family bathroom. The property benefits from many character features to include exposed ceiling beams and stone along with double glazed or secondary glazed windows and ample parking.



An attractive detached family home with a mature garden, parking, garage and a detached 2 bedroom annexe.





THE ANNEXE

Perfect for housing a dependent relative or teenage children, this converted barn offers spacious, self-contained accommodation, with a sitting room and kitchen on the ground floor and two en suite double bedrooms upstairs.

OUTSIDE

To the front of the property is a five bar gated driveway leading to the main house, garage and annexe/barn providing ample parking. There is an area of lawned garden with a range of flower and shrub borders. Access from the side of the property to the south facing rear garden which is mainly lawn with range of flower and shrub borders, greenhouse and sun terrace.

SITUATION

Granary House is situated in the heart of the village. East Coker is a highly regarded residential village located about 3 miles south west of the thriving market town of Yeovil where there is an excellent range of leisure and commercial facilities. In the village itself amenities include a Parish Church, village hall, recreation ground, a well regarded primary school and Helyar Arms Public House. Fishing and sailing is available at Sutton Bingham Reservoir about 2 miles away and the historic Jurassic Dorset coast of West Bay is about 18 miles to the south.

SERVICES

All Mains water, electricity and drainage. The main house is oil fired central heating. The barn has night storage heaters.

VIEWING

Strictly by appointment through the vendor's selling agents, Messrs Stags, Yeovil Office, telephone 01935 475000.

DIRECTIONS

From Yeovil on the A30 towards Crewkerne road turn left at the Key Store into Sandhurst Road proceeding to the T junction in the village. Turn right, proceed through the village past the post office and the property is situated a short distance on the left hand side.



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APPROX. GROSS INTERNAL FLOOR AREA 2536 SQ FT 235.5 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES ANNEXE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E	45	45
45-48	F		
1-44	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	