



Connells

Orchard House Main Street
Chilthorne Domer Yeovil

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for sale offers in excess of
£550,000



Property Description

Entrance Hall

Welcoming entrance with attractive parquet flooring, radiator and a double glazed entrance door to the front aspect, providing access into the main accommodation.

Wet Room

Convenient ground floor wet room comprising a shower area, low level WC, wash hand basin and radiator. A double glazed window to the front aspect provides natural light and ventilation.

Kitchen / Breakfast Room

A well-proportioned kitchen/breakfast room enjoying double glazed windows to the side and rear aspects. Fitted with a range of wall and base units with work surfaces over, stainless steel sink and drainer, electric oven, space for a fridge freezer and the oil-fired central heating boiler. The room benefits from tiled flooring, two useful storage cupboards, plumbing for a washing machine and a door leading through to the rear porch and a ceiling mounted drying/airing rack

Dining Room

A pleasant dining room with a double glazed window overlooking the rear garden and radiator, providing an ideal space for family meals and entertaining.

Lounge

A comfortable and inviting reception room featuring a double glazed window to the rear aspect and radiator. Sliding doors lead through to the adjoining study, offering flexible living accommodation.

Study

A versatile room ideal for those working from home, with a double glazed window to the front aspect, radiator and sliding doors opening into the lounge. This room could also serve as a playroom, hobby room or occasional bedroom if required.

Conservatory

A useful UPVC conservatory providing additional reception space and enjoying pleasant views over the garden. Benefiting from power and lighting, this versatile room also provides access to the self-contained annex.

First Floor

Bedroom One

A generous principal bedroom featuring a double glazed window, radiator and useful eaves storage. Access to the loft space is provided via a loft ladder, with the loft being partially boarded for additional storage.

Bedroom Two

A well-proportioned double bedroom enjoying dormer windows and an excellent range of built-in storage, including eaves storage and a fitted wardrobe.

Bedroom Three

Comfortable bedroom with double glazed window and radiator. A useful airing cupboard houses the hot water tank and eaves storage providing additional space. This room also benefits from a fitted wardrobe.

Bedroom Four

A versatile fourth bedroom with double glazed window and radiator, suitable as a bedroom, nursery or home office.

Bathroom

Comprising a panelled bath with shower over, low level WC, wash hand basin and radiator. A single glazed window provides natural light and ventilation.

Self-Contained Annex

A valuable addition to the property, the self-contained annex offers excellent flexibility for extended family, independent living, guest accommodation or home-based working.

Annex Living Room / Bedroom

Accessed via the conservatory, this versatile living space could be utilised as either a sitting room or bedroom. Featuring single glazed windows to the front and rear aspects, a night storage heater and an attractive archway leading through to the kitchen area.

Annex Kitchen

Fitted with a range of storage units, work surfaces, stainless steel sink and drainer, oven and space for an under-counter fridge and freezer. A single glazed window to the front aspect provides natural light.

Annex Bathroom

Well-appointed bathroom featuring a panelled bath with mixer taps, wash hand basin and heated towel rail. The WC is positioned separately and screened by a partial dividing wall, creating a practical layout. The room further benefits from a storage cupboard which houses a hot water tank and a single glazed window to the side aspect.

Outside

Gardens & Grounds

The property enjoys delightful gardens and grounds with a wonderful rural outlook, bordered by agricultural grazing land to the sides, enhancing the sense of space and privacy. Predominantly laid to lawn, the gardens feature a variety of mature trees, shrubs and fruit trees, creating an attractive and established outdoor environment. A patio area provides an ideal space for outdoor dining and entertaining, while additional benefits include a greenhouse, garden shed and outside tap.

Driveway

A generous driveway providing ample off-road parking for multiple vehicles.

Garage

Detached double garage offering excellent storage, workshop potential or secure parking. Benefiting from a workbench and single glazed window, making it a practical space for hobbies, DIY projects or additional storage requirements.

Agents Note

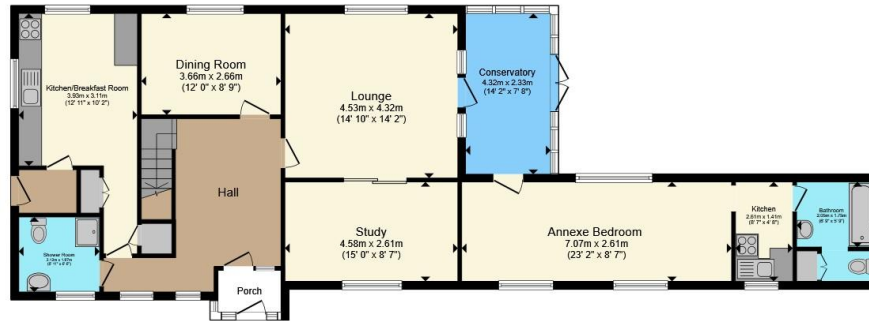
It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

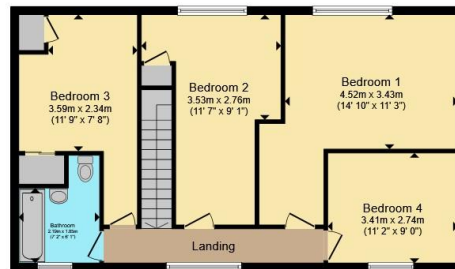








Ground Floor



First Floor

Total floor area 195.7 m² (2,107 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

Connells

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EPC Rating: E Council Tax
Band: F

Tenure: Freehold

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