

Yew Tree Cottage

STAGS

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Seavington, Ilminster, TA19 0QY

South Petherton 1.9 miles A303 1.9 miles Ilminster 3.8 miles

A spacious detached Victorian village home offering well-proportioned and thoughtfully arranged accommodation, including four bedrooms and two reception rooms. Outside, the property benefits from a generous garden with a fabulous treehouse, ample off-road parking, and a substantial detached double garage/workshop, making it an ideal family home in a desirable village setting. EPC Band E.

- Superb Kitchen/Breakfast Room
- Principle Bedroom with en-suite Shower Room
- Off Road Parking for several cars
- Large paved terrace for entertaining
- Freehold
- 2 Reception Rooms
- 3 Further Bedrooms and family Bathroom
- Large Double Height Detached Double Garage/Workshop
- Extensive lawns and magnificent tree house
- Council Tax Band E

Offers In Excess Of £475,000

SITUATION

Yew Tree Cottage occupies a prominent yet private position on the corner of David's Lane and the main village road, set behind a mature hedge and enjoying an elevated setting. The property is conveniently situated within walking distance of Seavington village shop, village hall and park and café, providing day to day amenities, whilst the Trading Post farm shop and Pips Railway Carriage café are also close at hand. The nearby village of South Petherton, approximately 2 miles distant, offers a comprehensive range of facilities including independent shops, the well-regarded Holm restaurant, infant and junior schooling, together with doctors' and veterinary practices. Further amenities are available in Ilminster, and the A303 is readily accessible, lying approximately 1.9 miles away.

DESCRIPTION

Yew Tree Cottage is a well proportioned detached Victorian house with colour washed rendered elevations beneath a slate roof. The property has been sympathetically updated in recent years, including a refitted kitchen, and now benefits from predominantly double glazed sash-style windows. The house retains a number of attractive period features, including original flooring in the hallway, ornate fireplaces, exposed beams and stripped pine internal doors. The accommodation is notably light and airy, with all principal ground floor rooms enjoying a dual aspect and a pleasing sense of symmetry throughout.

The ground floor provides two well proportioned reception rooms, one with a feature open fireplace, together with a kitchen/breakfast room, utility and cloakroom. On the first floor there are three double bedrooms, one with en suite facilities, a further single bedroom and a family bathroom. Outside, the property is complemented by a large double height detached garage/workshop which our clients planned to put a room over to create an office. There is ample off road parking and a generous garden, which includes an excellent terrace laid with fossil mint sandstone slabs ideally suited for outdoor entertaining.







ACCOMMODATION

A canopy porch with part glazed side panels leads to the front door and into the entrance hall, which features an original tiled floor and stairs rising to the first floor.

The kitchen/breakfast room is well appointed with a range of shaker style wall and base units, wooden work surfaces and upstands, together with a ceramic sink and integrated appliances including a dishwasher, oven, hob, extractor and fridge/freezer. A solid fuel Rayburn (currently not in use) is set within an original fireplace with a timber beam over. The room is further complemented by a freestanding wooden island unit with inset granite worktop, incorporating drawers and cupboards below. A tiled floor continues into the utility room, which provides wooden work surfaces with water softener under (currently not used), storage, the Grant oil fired boiler and space and plumbing for a washing machine and tumble dryer, together with ample room for coats and boots. A door leads to the outside and to a cloakroom fitted with WC and wash hand basin.

On the opposite side of the house, there is a well proportioned dining room with double doors opening to the garden, and a sitting room featuring an ornate wrought iron fireplace with tiled surround, slate hearth and timber mantel. First floor landing with access to the loft space. The principal bedroom is positioned to the rear, enjoying attractive rural views, and benefits from an en-suite shower room with shower cubicle, wash hand basin and WC. To the front are two further double bedrooms, both with original fireplaces and built-in storage, together with a fourth bedroom which is a good-sized single and the family bathroom is attractively appointed with panelled walls and a tiled floor, and is fitted with a suite comprising bath, separate tiled shower cubicle, WC and wash hand basin.

OUTSIDE

Yew Tree Cottage is screened from the road by a mature hedge, with steps rising to a wrought iron gate providing pedestrian access to the front of the property.

To the rear, a gently sloping tarmac driveway, flanked by low stone walling, provides ample parking and leads to the detached garage. To the side, steps bordered by lavender planting rise to areas of lawn, while a riven slate pathway extends around the property, opening out at the rear to form a generous terrace. This sheltered space, positioned behind the garage, provides an excellent area for outdoor entertaining and enjoys a high degree of privacy.
From the terrace, steps with timber sleeper edging and a Hamstone rockery to either side rise to the principal garden, which is laid mainly to lawn and enclosed by a combination of recently replaced fencing on the road side and natural hedging, interspersed with honeysuckle, bay, laurel and holly. The garden gently slopes up backing onto farmland.

Within the garden there is a cedar tree, an apple tree and an impressive mature willow, which forms a striking focal point and incorporates a treehouse with platforms, ladder access, slide and balcony.

There is a large, double height Detached Garage/Workshop with up and over door together with a personal door, and benefitting from power, light and water. Owing to its generous proportions and height, the building offers excellent potential for the creation of additional accommodation, subject to the necessary consents. The current vendors have prepared plans for the provision of a first floor office/study. Adjacent to the garage is the newly installed oil tank, with a wood store located to the rear, together with an outside tap.

SERVICES

Mains electricity, water and drainage are connected.
Oil fired central heating.
Mobile Coverage : EE, Three, O2 and Vodafone (Ofcom - some services may be limited)
Broadband : Standard & Superfast (Ofcom)
Flood Risk Status : Very low risk (Environment agency)

VIEWINGS

Strictly by appointment through the vendors selling agent. Stags, Yeovil office, telephone 01935 475000.

DIRECTIONS

What3Words///lighter.boards.leaps

From South Petherton roundabout take Harp Road West towards Seavington and as you enter



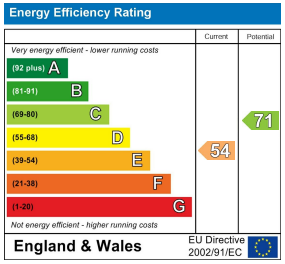




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