



STAGS

Heathfield

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21 Manor Street, West Coker, BA22 9BJ

Yeovil 3 Miles Crewkerne 6 Miles

- Attached Cottage
- 4 Double Bedrooms
- Recently Renovated
- Characterful Features
- Landscaped Gardens
- Parking and Double Garage
- Versatile 1 Bedroom Annexe
- Tucked Away in West Coker

Offers in excess of £475,000

THE PROPERTY

21 Manor Street is a highly unique property in that it offers the space and facilities of a detached modern home within the characterful setting of an attached village cottage which is believed to be around 200 years old. Having undergone a programme of significant renovations under the current ownership, the property is presented to an exacting standard with high quality materials used to create a family-orientated interior which is sympathetic to the stone cottage exterior whilst still enjoying a stylish and relaxing atmosphere. Tucked away close to the centre of the village, and set well away from main roads, this property offers a highly desirable country lifestyle and would suit anyone seeking a permanent or second home to which to retreat from the hustle and bustle of the urban way of life whilst still enjoying the benefit of nearby amenities, with great potential to create an income stream or home office from the existing accommodation if desired.

It is clear to see that, during the renovations, no expense was spared in the bid to transform the property into the well rounded family home seen today, with attention paid to improving the configuration of the accommodation as well as refurbishing the interior with a stylishly classical finish. Fine solid wood floors have been used to great effect throughout the reception rooms, with ceramic tiled floors in the kitchen, utility room and hallway, perfectly complementing a magnificent Hamstone inglenook fireplace in the dining room and the wooden internal doors which have been used throughout and presenting an air of rustic charm which is off set by the palette of fresh neutrals used to decorate throughout. Further renovation efforts include a new boiler, wooden framed double glazed windows to the rear, external landscaping works and the creation of useful ancillary accommodation above the garage, transforming this property into a versatile, family-friendly home which is a true pleasure to be in.

The ground floor is arranged to provide a healthy divide of sociable and domestic spaces whilst maintaining proximity to all necessary facilities, including a useful utility/ boot room and cloakroom. The dining room is a wonderful space for any occasion which lies open via an archway to the kitchen, allowing socialising to continue during cooking for casual meals but ensuring a sense of separation can be achieved when a more formal atmosphere is required. Across a short hallway from the dining room is the sitting room, a beautifully light and spacious room which enjoys an air of tranquillity and is the perfect environment in which to unwind or to accommodate a crowd for relaxed parties.



A spacious and characterful family home with versatile ancillary accommodation located in a sought-after village.





Upstairs, the sleeping accommodation complements the scale of the living spaces with 4 double bedrooms available. The largest of the bedrooms is filled with natural light and benefits from built-in wardrobes, with the potential to create en suite facilities if desired, subject to any necessary consents, and there is a useful dressing area within bedroom 3, offering plenty of storage or scope to create a second family bathroom. The existing bathroom is an area which has been significantly altered during the renovations, with the position of the door changed to enlarge bedroom 4 whilst still maintaining a sizeable bathroom. Domestically, the property is well appointed to accommodate the needs of the busy modern family; the utility room is fitted with units beneath a work surface with a Belfast sink, offering space and plumbing for laundry appliances as well as an excellent place to keep outdoor boots and coats. The kitchen has been beautifully fitted with cottage-style units beneath a wooden work surface, continuing the rustic feel of the ground floor whilst providing ample storage including larder cupboards, underfloor heating and a Falcon range-style cooker with an induction hob as the centre piece.

OUTSIDE

21 Manor Street enjoys gardens on 3 sides which offer a multitude of possibilities for spending time outside. To the front, a walled area of lawn complements the characterful cottage facade with mature shrub borders screening the property from the lane. The rear garden is an area which has undergone significant landscaping works, including the levelling of a paved sun terrace abutting the rear of the house, in the process creating a fantastic area for entertaining and dining al fresco when weather allows. From here shallow walled tiers lead up to a level lawn. Another area where walled tiers have been used to great effect is in the side garden which lies beneath mature trees and includes a small terrace, ideal as a place to enjoy a sense of seclusion.

Parking is well provided for with a gated driveway and a double garage offering space for a number of vehicles. A key asset of this property is the annexe area which has been created using part of the garage block: from the parking area, a door leads into a spacious reception area, from which a study and a large storage cupboard can be accessed. Stairs rise to the first floor where a studio space with adjoining shower room spans the entire width of the garage block, offering enormous potential for a number of purposes, including housing dependent relatives, obtaining an income stream via letting or use as a well appointed home office, particularly for anyone running a business with visiting clients.

SITUATION

21 Manor Street is situated within a conservation area in West Coker; a popular village which benefits from close proximity to Yeovil Town and the highly sought after town of Sherborne, yet is surrounded by beautiful countryside and thus enjoys a rural feel. There is an active community within the village with amenities including a choice of pubs, a bistro, Lanes hotel and restaurant, a butcher, village shop with post office, petrol station with store and a sought after primary school. A wider range of facilities are available in Yeovil, which is approximately 3 miles distant, and in Crewkerne and Sherborne which both have Waitrose supermarkets as well as a selection of independent shops, cafes and restaurants. Leisure amenities are abundant in the locality with lovely countryside walks, particularly in Hardington Moor National Nature Reserve, and cycle rides from the village, a sports field, public tennis courts and an active village hall.

Transport links are good with the A303 trunk road accessible just outside Yeovil and train stations within the town offering regular rail services to London (Waterloo), Exeter, Bristol and Bath. The M5 can be joined at Taunton.

Education is also well catered for; in addition to the primary school within West Coker, there are a selection of well reputed state and independent schools for children of all ages within easy reach including Perrott Hill, The Park, Leweston girls school, Sherborne Schools, Hazelgrove and Millfield at Street. Bus services operate from the village to secondary schools within Yeovil as well as to the town centre.

SERVICES

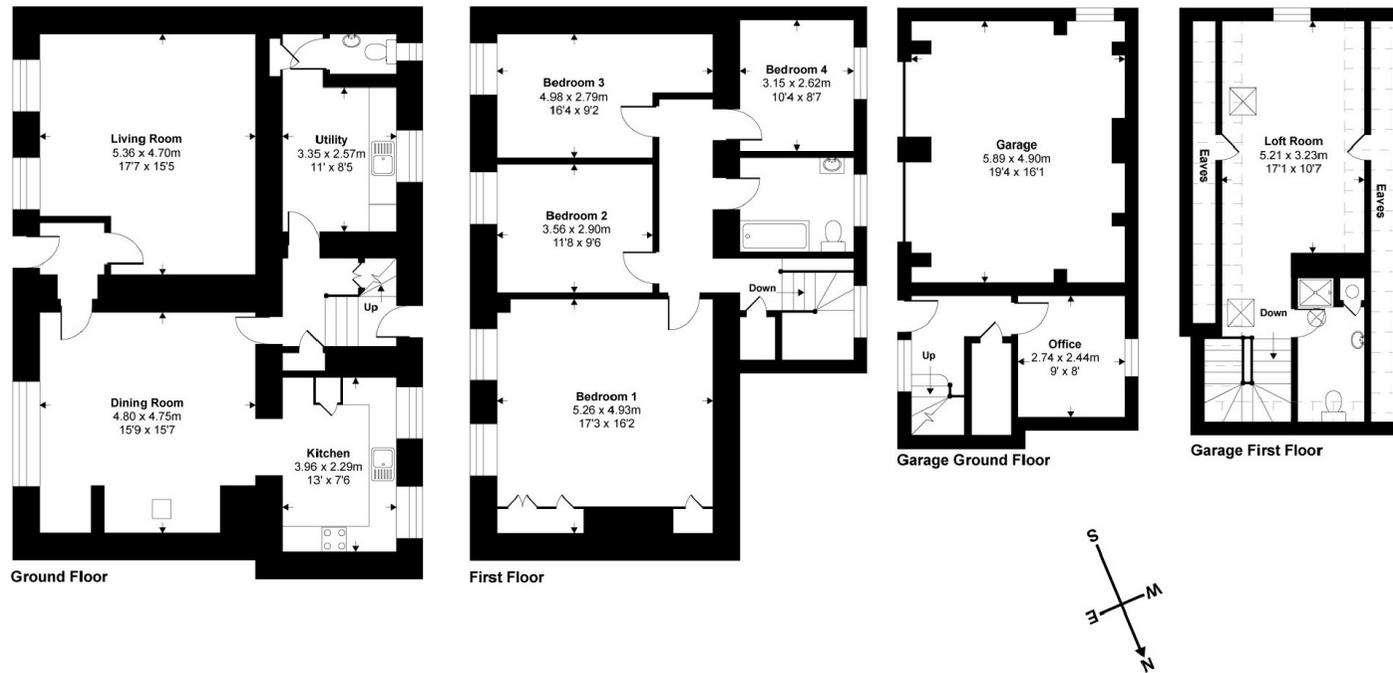
Mains electricity, water and drainage. Oil fired central heating (underfloor in the kitchen).

DIRECTIONS

From Yeovil take the A30 towards Crewkerne and upon entering West Coker turn left just before the petrol station into Manor Street. The property can be found on the right hand side shortly before the end of the road.



Approx. Gross Internal Floor Area
238.7 Sq Metres 2569 Sq Ft (Includes Garage / Excludes Restricted Head Height)



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

These particulars are a guide only and should not be relied upon for any purpose.



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