

STAGS

Kiss Me Down Cottage

Kiss Me Down Cottage, 2 Cole Cross

Chilthorne Domer, Yeovil, Somerset, BA22 8QN

Tintinhull 1/2 a mile. A303 1.4 miles. Yeovil 3.5 miles.

A charming three bedroom mid terrace, period hamstone cottage, situated in a semi-rural location, benefitting from oil fired central heating, log burner and garden. EPC Band D

- Semi-Rural Location
- Hamstone Cottage with an abundance of character
- Two Reception Rooms
- Kitchen
- Three Bedrooms and Bathroom
- Feature Fireplaces
- Enclosed Garden with Shed
- Wonderful Views to both front and rear
- Freehold
- Council Tax Band B

Guide Price £210,000

SITUATION

Kiss Me Down Cottage is situated in a semi-rural location between the villages of Chiltorne Domer and Tintinhull. Tintinhull is the closer of the villages which lies approximately 1/2 a mile to the west with it's church, primary school, village hall with cafe, together with recreational ground with swimming pool. There is also a National Trust property and a newly opened farm-shop on the edge of the village. For day-to-day needs Yeovil is within 3.5 miles where an excellent range of shopping, recreational and scholastic facilities can be found, together with a mainline rail link to Exeter and London Waterloo. For country walks there are various footpaths to the village of Tintinhull and "The Monarchs Way" which takes you to Montacute and Ilchester.

DESCRIPTION

This charming period mid-terrace cottage of a row of four, has an abundance of character, constructed principally of hamstone and contained beneath a tiled roof. Kiss Me Down Cottage benefits from oil fired central heating, together with a log burner, along with uPVC double glazed windows and doors, with the exception of the back door which is wooden and glazed. The cottage enjoys two reception rooms, a good size kitchen with an excellent range of pine fronted cupboards and drawers, as well as a rear hall and bathroom. On the first floor, are three bedrooms, all of which enjoy wonderful views to both the front and rear. Outside, there is a small rose garden to the front and to the rear is a courtyard beyond which is a pedestrian right of way for No3 and beyond that is an enclosed private garden which is laid to lawn with paved patio and a useful garden shed with power.







ACCOMMODATION

A uPVC door opens into the welcoming sitting room with attractive brick and hamstone fireplace with inset wood burner on a slate hearth with wooden mantle over. Window to front and door leading to the inner hall with stairs rising to the first floor and door leading into the dining room with a sealed cast iron fireplace with wooden surround. Recessed shelving, tiled flooring and timber panelling to one wall. Useful understairs cupboard with light, hanging rail and electric socket which currently houses a freezer. From the dining room a door leads into the kitchen which is comprehensively fitted and comprises; single drainer stainless steel sink with mixer tap, range of floor and wall mounted cupboards and drawers, together with space for electric cooker, fridge and washing machine. Some exposed brickwork with recessed shelving, quarry tiled flooring and window to side. Glazed door leads to the rear hall, with quarry tiled flooring and glazed wooden door to side. From here a door leads into the bathroom comprising; bath with Victorian shower attachment over, pedestal wash hand basin, low level WC, concealed Worcester oil fired boiler, obscure glazed window to rear and fully tiled floor and walls.

Landing with fitted wardrobe, trap access to the roof void with aluminium loft ladder leading to a fully boarded space, connected with electric light. Bedroom one, a spacious double room with cast iron fireplace and fine country views towards Ham Hill. Bedroom two, a good size double with dado rail and fine country views to the rear. Bedroom three with a range of shelving and fine distant views towards the Mendip Hills.

OUTSIDE

To the front of the property a pathway leads to the front door with courtesy light and a low stone retaining wall to the front beyond which is a small rose garden. To the side of the row of cottages, a gated pedestrian path leads to no.2 over which there is also a right of way for the neighbours. Immediately to the rear of the cottage is an enclosed courtyard with outside light, cold water tap and fuel bunker. Beyond the right of way, steps lead up to an enclosed garden which is fenced, laid mainly to lawn, together with a paved patio area with oil storage tank and a gravelled pathway leading down to a useful garden shed connected with electric. Within the garden are a fine selection of shrubs and bushes.

SERVICES

Mains water and electricity are connected. Private drainage - septic tank.
Oil fired central heating.
Broadband : Standard, Superfast and Ultrafast (Ofcom)
Mobile Coverage : O2, Vodafone, Three and EE (Ofcom - good outdoor coverage)
Flood Risk Status : Very low risk (Environment Agency)

VIEWINGS

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

DIRECTIONS

///wardrobe.inhaler.cyclones
From the centre of Yeovil by the hospital roundabout head towards college roundabout, signposted Ilchester/A37. Take the 2nd exit along Ilchester Road passing Tesco Express and shortly afterwards as the road bears to the right, fork left passing over a small double roundabout towards Chilthorne Domer. Continue through the village heading towards Tintinhull and the A303, whereupon the cottage will be seen on the right hand side, clearly identified by our For Sale board.
Please park respectfully as you turn in just before the cottages and park on the left hand side.

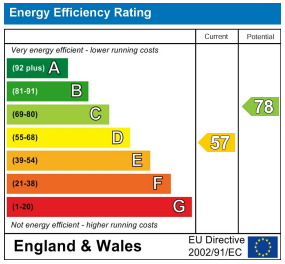






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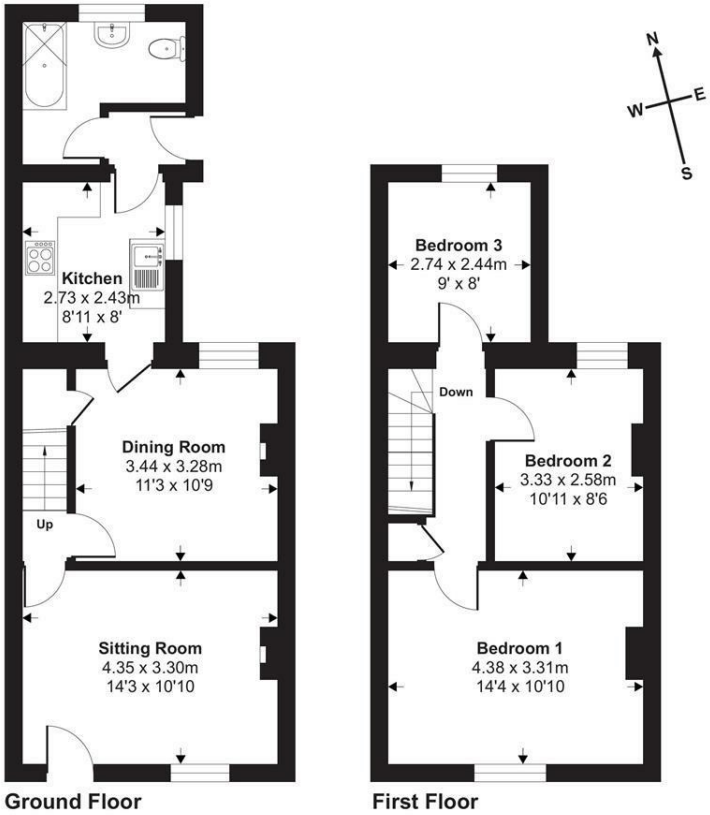
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Approximate Area = 877 sq ft / 81.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1541302