

Knapp House, 225, Preston Road


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Knapp House, 225, Preston Road

Yeovil, Somerset, BA20 2EW

Town centre 1 ½ miles. A303 4 ½ miles. Sherborne 6 miles.

A charming and deceptively spacious four bedroom Grade II listed detached character property, set within generous gardens and grounds, together with ample parking and large detached garage and workshop.

- Convenient Private Location
- Farmhouse Kitchen, Utility and Boiler Room
- Conservatory
- Private Walled Gardens
- Freehold
- Hallway and Cloakroom
- Two Reception Rooms
- Four Bedrooms, One En Suite and Family Bathroom
- Garage and Workshop
- Council Tax Band F

Guide Price £650,000

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SITUATION

Knapp House is a truly remarkable character property, quietly tucked away behind walled gardens, yet in a convenient location being within 1 mile of the hospital and college and 1 ½ miles from the town centre, where an excellent range of shopping, recreational and scholastic facilities can be found, together with a mainline rail link to Exeter and London Waterloo.

DESCRIPTION

Knapp House is a beautiful character Grade II listed farmhouse, constructed principally of hamstone and contained beneath a newly thatched roof (2023). It offers a wealth of character features associated with a house of its age and importance, including flagstone flooring, inglenook fireplaces, exposed beams, leaded windows and window seats. In recent years the property has been refurbished to provide comfortable accommodation, benefitting from gas fired central heating with cast iron radiators together with two gas stoves. Within the heart of the house is a delightful farmhouse kitchen with granite worktops and central island with integrated Rangemaster cooker. There are two spacious reception rooms as well as a conservatory, along with a cloakroom, utility room and boiler room, all on the ground floor. On the first floor, four bedrooms, one with an en suite, together with a family bathroom. Outside the property enjoys ample parking together with a large thatched garage and workshop, with the farmhouse being set within private walled gardens which have been beautifully landscaped, including a sunken garden, ideal for outdoor entertaining.

ACCOMMODATION

A timber glazed entrance door opens into a welcoming reception hall featuring original flagstone flooring, exposed beams and attractive archways. Glazed French doors lead through to the impressive farmhouse kitchen, creating a wonderful space for everyday family living and entertaining. The kitchen is fitted with twin ceramic sinks with mixer taps set into granite work surfaces, complemented by an extensive range of fitted wall and base units with drawers. A substantial central island provides additional preparation space and incorporates a Rangemaster cooker with twin electric ovens and five gas burners, together with useful storage beneath. Further appliances include a built-in Smeg dishwasher. The room is enhanced by attractive brick flooring, leaded windows to the side and rear elevations, and a glazed stable door opening onto the garden.

Open to the kitchen is the dining area, centred around a magnificent brick and stone fireplace with inset gas stove and bread oven and fitted cupboard. Additional character features include flagstone flooring, exposed beams, a leaded side window and a stone mullion window overlooking the front aspect. Adjoining the kitchen is a practical utility room fitted with a Belfast sink set within a timber surround, granite work surfaces, cupboards and drawers, plumbing for a washing machine and matching wall units. There is also a recessed coat storage area, tiled flooring and a leaded rear window. The cloakroom is fitted with a WC and wash hand basin, complemented by part timber-panelled walls and tiled flooring. Beyond is the boiler room, housing a wall-mounted Vaillant gas-fired boiler, extensive shelved storage cupboards and a leaded rear window. The dining room is rich in character, featuring an attractive stone fireplace with timber beam over, recessed shelving, exposed beams and flagstone flooring. A bay window with sash windows and original timber shutters overlooks the front of the property. The generously proportioned sitting room enjoys a further stone fireplace with inset gas stove and bread oven, exposed beams, attractive flooring and two front-facing sash windows with shutters. Additional features include a leaded side window and recessed shelving.

A glazed door leads to the staircase and adjoining conservatory, which is glazed on two sides beneath a glass roof, with tiled flooring and French doors opening directly onto the garden.

First Floor

The staircase rises to a half landing with leaded windows enjoying views over the rear garden. The principal landing benefits from a fitted storage cupboard with hanging rail, together with an airing cupboard housing the hot water cylinder. The principal bedroom enjoys two leaded windows, incorporating window seats, together with exposed stonework and a cast iron fireplace with decorative timber surround. The en suite shower room is fitted with a large shower enclosure, low-level WC and pedestal wash hand basin, together with tiled flooring, a heated towel rail and a leaded rear window. Bedroom two features two windows, one with a window seat, together with a cast iron fireplace and fitted wardrobe. Bedroom three is a spacious double room featuring a large bay window to the front elevation, exposed floorboards and a fitted wardrobe with hanging rail and shelving. From the main landing, a lower landing provides access to a linen cupboard and additional accommodation. Bedroom four enjoys a dual aspect with leaded windows providing natural light from two elevations. The family bathroom is beautifully appointed with a freestanding double-ended bath, separate shower cubicle, vanity wash hand basin and low-level WC. Two leaded windows overlook the rear garden, while tiled flooring completes the room.













OUTSIDE

Knapp House is approached via a gravelled driveway, shared initially with seven neighbouring properties, leading to ample off-road parking and a substantial detached stone-built garage/workshop beneath a thatched roof. The garage benefits from power, lighting and a side window. Wrought iron gates, flanked by stone pillars, open onto a flagstone pathway leading to the front door, bordered by clipped topiary and a private walled lawn with mature shrubs, trees and an established olive tree.

To the side, double gates lead to a further gravelled area with garden sheds and access to the rear garden. The beautifully landscaped gardens enjoy a high degree of privacy, with walled and fenced boundaries, extensive lawns, fruit trees including plum, fig, apple and pear, together with gooseberry bushes. A particular feature is the sunken garden, thoughtfully created from a former swimming pool, providing an exceptional entertaining space with pergola, decking, barbecue area and pizza oven, complemented by a variety of terraces and seating areas throughout the garden.

VIEWINGS

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

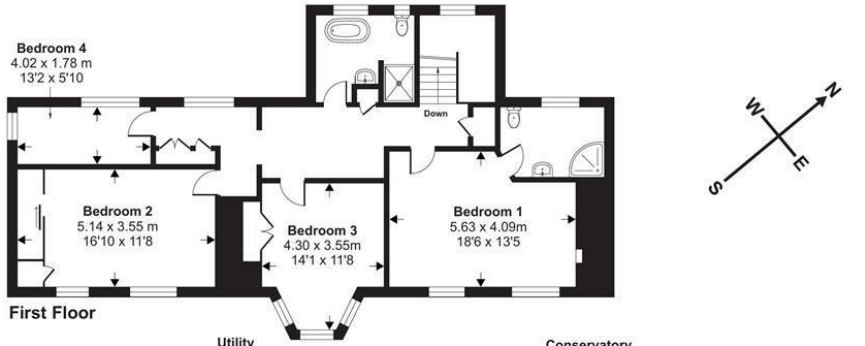
SERVICES

All mains services are connected. Gas fired central heating.

DIRECTIONS

From Yeovil hospital roundabout take the A37 towards Ilchester and at the college roundabout take the first exit onto Preston Road. Continue for approximately ¾ of a mile, then having passed The Bell public house turn immediately left after Bell Chase, opposite Yeovil Driving Test Centre into the gravelled driveway. Knapp House will be seen immediately on your right hand side, clearly identified by our For Sale board.

Approximate Area = 2787 sq ft / 258.9 sq m
Garage = 280 sq ft / 26 sq m
Total = 3067 sq ft / 284.9 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: 1542131

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