



stags.co.uk

01935 475000 | yeovil@stags.co.uk

2 Little Marston Cottage, Marston Magna Yeovil, BA22 8BJ

An endearing cottage with large gardens and scope for further improvement located in a semi-rural position.

A303 2 Miles Yeovil 5 Miles Sherborne 6 Miles

• Semi-Detached Cottage • 2 Double Bedrooms • Open Plan Living Space •
Countryside Location • Far-Reaching Views • Large Gardens • Off Road
Parking • No Forward Chain •

Offers in excess of £180,000

Cornwall | Devon | Somerset | Dorset | London

SITUATION

Marston Magna is a sought after village located to the north of Yeovil which enjoys proximity to transport links and major towns, including the highly regarded town of Sherborne, whilst maintaining a countryside atmosphere. Within the village amenities include church, village hall and pub, with a bus service in operation, and neighbouring villages offer facilities including village shops, a choice of pubs and primary schools. RNAS Yeovilton and the Fleet Air Arm Museum is within easy reach; we understand from the vendor that the garden of 2 Little Marston Cottage is a fantastic place to observe flying displays during the annual Yeovilton Air Day.

A broader range of facilities are available within Yeovil and Sherborne, both of which are easily accessible, including mainline train stations offering direct links to London (Waterloo) and Exeter, and a Waitrose supermarket in Sherborne.

DESCRIPTION

2 Little Marston Cottage represents a fantastic opportunity to acquire a semi-detached country property benefitting from a generous plot. Having been under the same ownership for over 4 decades, the property has been well maintained by the current vendor including the installation of Calor gas central heating and uPVC double glazed windows in many rooms, yet still offers scope for further improvement and personalisation.

Internally the accommodation is pleasantly spacious, with the

ground floor primarily arranged as an open plan living room including a kitchen area, and two generous double bedrooms on the first floor. There is a sizeable bathroom on the ground floor, and the property has benefitted from the addition of a large entrance porch which provides an excellent place for wet and muddy shoes to be removed before entering the living space.

The outside space is one of the finest features of the property. Arranged as an elongated "L" shaped garden, the plot measures approximately 0.2 of an acre with plenty of space available for growing vegetables as well as a pleasure lawn which enjoys a sunny aspect and represents a wonderful opportunity to relax or dine al fresco. With nothing beyond the garden boundary but open fields, fantastic views can be enjoyed from both the cottage and the garden in all directions, and we understand that the garden is a perfect viewpoint from which to watch proceedings during the annual Yeovilton Air Day.

ACCOMMODATION

Entering the property from the lane you are welcomed into a spacious entrance porch which benefits from a tiled floor and offers space for white goods or storage. From here an authentic cottage door leads into;

OPEN PLAN LIVING SPACE

A sociable space with an open central staircase, forming a sense of division between areas for sitting and dining. The sitting area has lots of character with exposed ceiling timbers and a former fireplace, which is not currently in use. To the



other side of this room, the kitchen and dining area is fitted with a range of traditional wall and base units including an integrated electric hob and oven. A number of windows to the front and rear aspects allow plenty of natural light to flow in, and this room lies open to a lobby leading to the rear door and giving access to;

BATHROOM

A generous room fitted with a suite comprising; bath with shower over, WC and wash hand basin.

FIRST FLOOR

From the living space, an open staircase rises to the first floor landing, from which a window looks out to the rear aspect, offering far-reaching countryside views, and doors lead into;

BEDROOM 1

A large double room with built in wardrobes, one of which houses the boiler, and windows to the front and rear aspects offering lovely views in both directions.

BEDROOM 2

A sizeable double room with built in wardrobes and windows to the front and rear aspects, allowing the views to be enjoyed from this room as well.

OUTSIDE

2 Little Marston Cottage enjoys a large plot of 0.2 of an acre which borders open farmland and offers excellent opportunities for achieving a wonderful semi-rural lifestyle, with clear areas for relaxing or entertaining and for keen

gardeners to achieve "the good life". Separated from the lane by gates, the property offers off road parking for 2-3 vehicles, and there is also a lean-to storage shed or workshop adjoining the cottage.

The rear garden is currently arranged as a spacious, level lawn with flower and shrub borders and a paved sun terrace, whilst excellent garden storage is created by a shed, greenhouse and coal/wood bunker. Adjoining the parking area, the side garden has previously been used to great effect as a vegetable garden, with plenty of space available for a variety of produce, whilst those keen on keeping chickens have great scope to create an enclosure and hen house within the garden yet removed from the house and pleasure lawn.

SERVICES

Mains water and electricity. Calor gas fired central heating. Private drainage (septic tank).

VIEWINGS

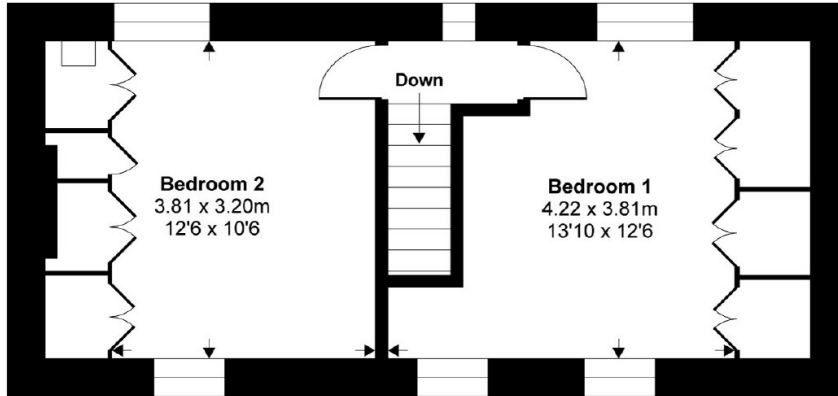
Strictly by appointment with the vendors' selling agents, Messrs. Stags, Yeovil Office, Telephone 01935 475000.

DIRECTIONS

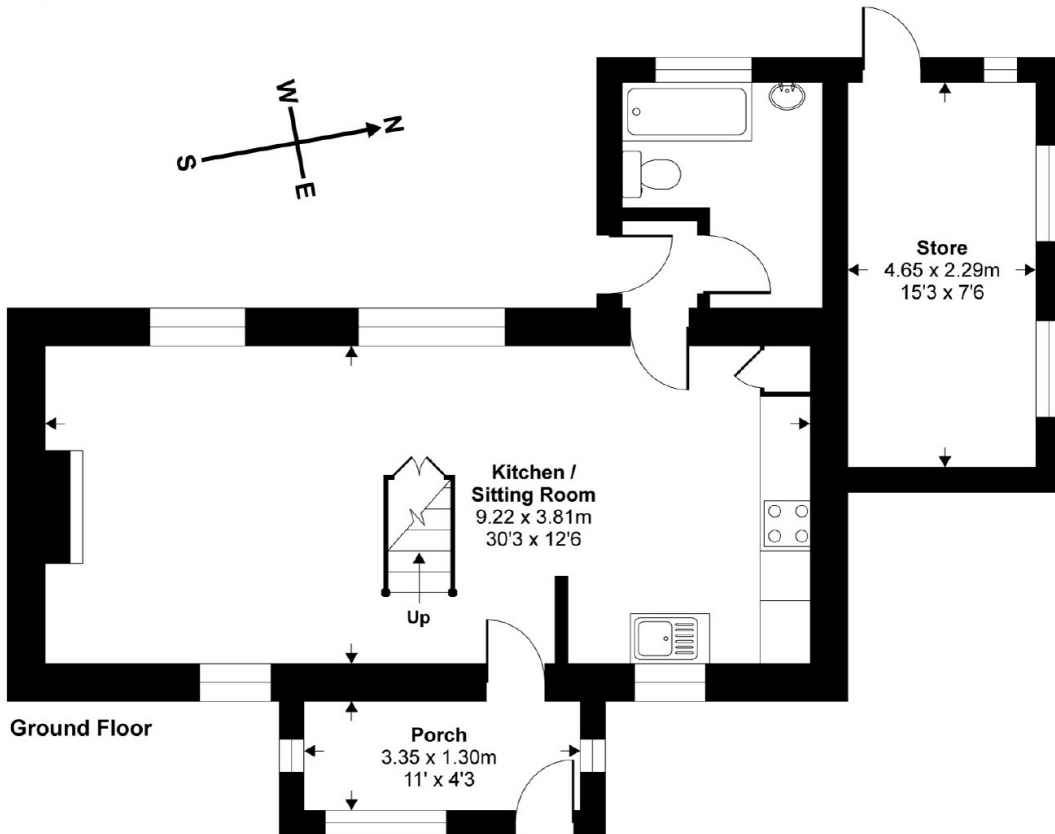
From Yeovil take the A359 Mudford Road towards Frome and follow this road through the village of Mudford. Upon entering Marston Magna, turn right on the sharp bend towards West Camel and follow Little Marston Road to the edge of the village. At the end of the road, the property can be found directly opposite the T Junction.



Approx. Gross Internal Floor Area
85.5 Sq Metres 920 Sq Ft (Excludes Store)



First Floor



Ground Floor

Copyright nichecom.co.uk 2016 Produced for Stags
NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale



4/6 Park Road, Yeovil, Somerset, BA20 1DZ
Tel: 01935 475000
Email: yeovil@stags.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		93
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			28
		EU Directive 2002/91/EC	