

High Street

Queen Camel, Yeovil, BA22 7NE

COOPER
AND
TANNER



£525,000 Freehold

A charming four/five bedroom thatched cottage situated within the heart of the village, retaining its character and period features throughout with an enclosed cottage style garden to the rear and gravelled off road parking. Viewing comes highly recommended.

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DESCRIPTION

The Cobblers is a charming period village house built of stone with a thatched roof and a one bedroom annex. Believed to date back to the 17th century, the house was originally the village cobblers house and shop and has period features and charm throughout. The property is ideally located for easy access to Queen Camel's shops and facilities. Although situated in a conservation area the house is not Listed. The thatch was completely replaced in 2008 with reed which has a life span far longer than the traditional wheat. This much-loved family home has been lived in by the current owners for 20 years and offers flexible accommodation for all the family. A side door leads from the parking area to a boot room with access to the annex and steps down to the entrance hallway with doors off to the kitchen/dining room and sitting room. The kitchen/dining room is a good sized room situated at the front of the house with lots of natural light, there is a beautiful inglenook fireplace with wood burning stove and plenty of space for an armchair or sofa making this a nice family room. The farmhouse style kitchen has a good range of free standing units and plenty of space for a kitchen table. A large formal sitting/dining room stretches across the front of the house with a fireplace at either end with a woodburning stove. This double aspect room looks out to the front and the rear garden. In addition, on the ground floor there is a downstairs w.c and a utility room. The annex can be accessed from the house but also has the benefit of its own outside door which gives it

excellent Airbnb potential. The annex consists of a bedroom, sitting room, shower room, utility and patio area. Upstairs The Cobblers has four bedrooms, two double bedrooms one with a large storage area which could make a great teenagers den or an en-suite bathroom. The master bedroom has built in wardrobes, there is a single bedroom and family bathroom with shower over the bath. On the landing there is access to the attic space for storage.

OUTSIDE

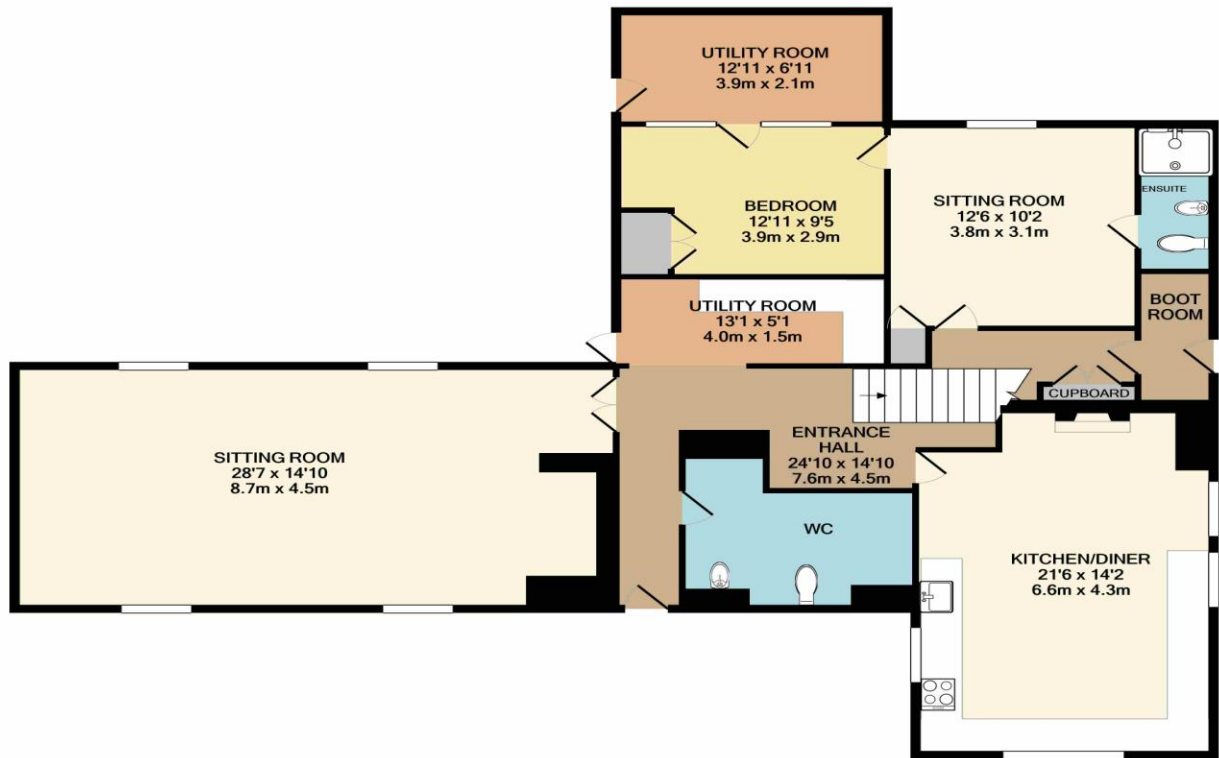
Outside there is a patio area and pretty cottage style garden with an abundance of mature flowerbeds and borders, lawned gardens, feature pond and a selection of fruit trees. There are useful storage sheds and a workshop area. There is off road parking for several cars.

LOCATION

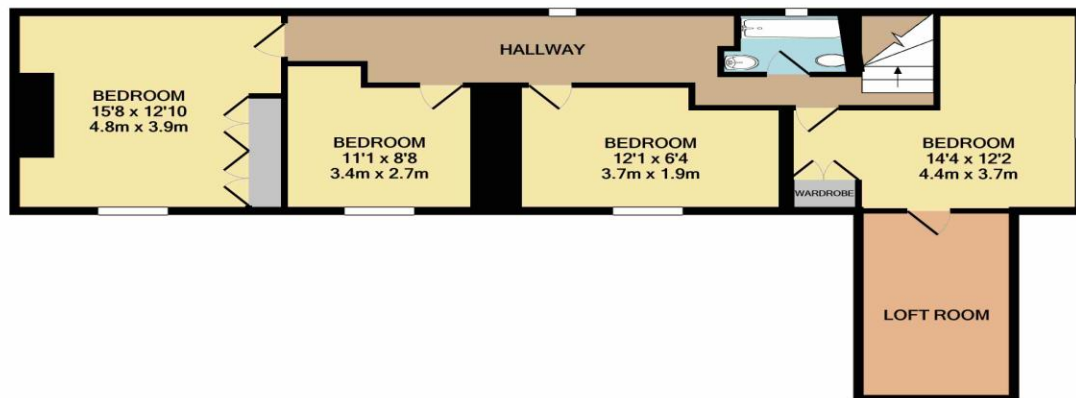
The Cobblers is centrally located in the attractive village of Queen Camel which is conveniently located midway between Castle Cary and Yeovil. The village has a fine parish church, village store, health centre, a popular village pub 'The Mildmay Arms' and a well-regarded primary school; access to the A303 is at nearby Sparkford. Castle Cary approximately 6 miles to the North offers independent shopping and professional facilities with mainline intercity railway station (London, Paddington)







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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