



Cider Press Barn





# Cider Press Barn

East Chinnock, Yeovil, Somerset, BA22 9EJ

Yeovil 5 miles. Crewkerne 4½ Miles.

A beautifully appointed three bedroom extended barn conversion set within delightful gardens within the heart of this popular village.

- Quiet Village Location
- Spacious Kitchen/Dining Room
- Three Bedrooms and Shower Room
- Delightful Gardens With Log Cabin/Studio
- Two Reception Rooms
- Shower Room and Utility
- Driveway Parking

Guide Price £475,000

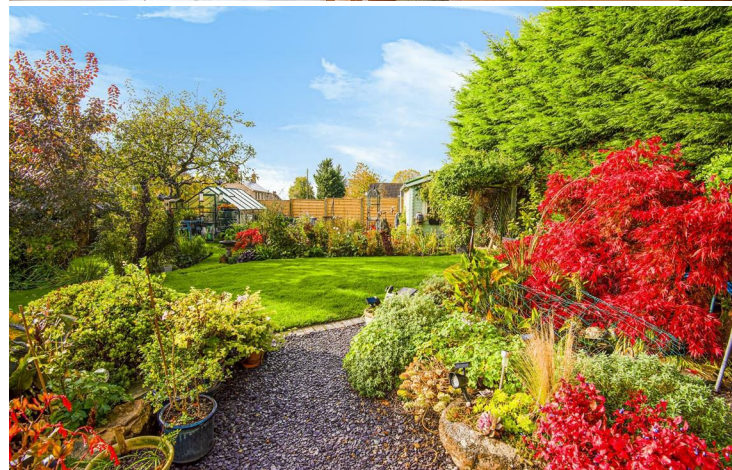
## DESCRIPTION

Cider Press Barn is centred on an original barn constructed principally of stone with brick quins and is set beneath a slate roof. It was converted and extended in the mid 1970's and in 2009 had a further kitchen extension. The property is offered in excellent decorative order throughout and enjoys an open plan feel. It benefits from oil fired central heating together with zoned under floor heating in the kitchen and utility room and electric under floor heating in the upstairs shower room. The property still retains many of its original features including exposed cruck beams along with wonderful views from all principal rooms over its attractive gardens.

Outside there is ample off road parking along with wonderful landscaped gardens to rear including various sun terraces, shaped lawns with deep planted borders, along with a kitchen garden and a very useful log cabin connected with power and light and ideally suited for a home office/studio.

## LOCATION

Cider Press Barn is located in the heart of this popular village which lies equidistant between Yeovil and Crewkerne where there is an excellent range of shopping, recreational and scholastic facilities together with mainline railway stations to both Exeter and London (Waterloo). The village is surrounded by wonderful countryside with numerous footpaths together with easy access up onto Ham Hill Country Park.





## ACCOMMODATION

A slate canopy porch with external lighting protects an arched doorway which leads into the entrance hall with stairs rising to first floor, with cupboard under. The sitting room is light and spacious with views from three aspects including uPVC door to garden. Recessed wood burner on a stone hearth with mantle over. In the centre of the house is an open plan study with views over the rear garden. Large opening leads into a superb kitchen dining room with under floor heating, views from two aspects including glazed French doors to garden. Attractive Travertine flooring throughout and a comprehensive range of floor and wall mounted cupboards and drawers incorporating a 1 ½ bowl single drainer sink unit with mixer tap over, adjoining Corian worktops and built in Rangemaster, 6 burner propane gas hob with electric double oven and grill with warming drawer, stainless steel hood over, integrated dishwasher and space for American style fridge. Adjoining is the utility room with under floor heating, Travertine flooring and single drainer stainless steel sink unit with mixer taps over, space for washing machine and tumble dryer, together with cupboards and drawers and Worcester oil fired boiler, along with stable door to side. Adjoining is a shower room comprising shower cubicle, vanity unit with inset wash hand basin and low level WC. Exposed stone to one wall and heated towel rail.

On the first floor, on the landing there is a large airing cupboard housing factory lagged hot water cylinder with immersion heater and slatted shelving, trap access to the roof void. Bedroom one enjoys views from two aspects together with exposed cruck beam and low window seat. Bedroom two enjoys views from two aspects together with trap access to roof void and bedroom three enjoys a window overlooking the garden together with exposed cruck beam. The family shower room comprises large walk-in shower cubicle, wash hand basin with shaver socket over and low level WC together with heated towel rail.

## OUTSIDE

Tarmac drive is protected by a five bar timber gate providing ample parking along with useful bin and log storage area and outside tap at the far end. Adjoining the drive to the front is an attractive garden protected by wrought iron railings, laid to lawn with attractive flower borders. Pathway leads around to the rear of the property with outside light, oil tank and cold water tap. Here there is a large paved sun terrace protected by a low stone wall and ideally suited for outdoor entertaining. Beyond is a large shaped lawn with pond, together with deep flower and shrub borders. At the far end of the garden is a most productive kitchen garden with raised beds, greenhouse, along with a fine selection of trees and a patio area. There is also a useful summerhouse/studio which would also make an excellent home office and is carpeted, together with power and light, being double glazed and approached through French doors.

## SERVICES

Mains water, electricity and drainage are connected. Oil fired central heating.

## VIEWINGS

Strictly by appointment through the vendors' selling agent Stags, Yeovil office. Telephone 01935 475000

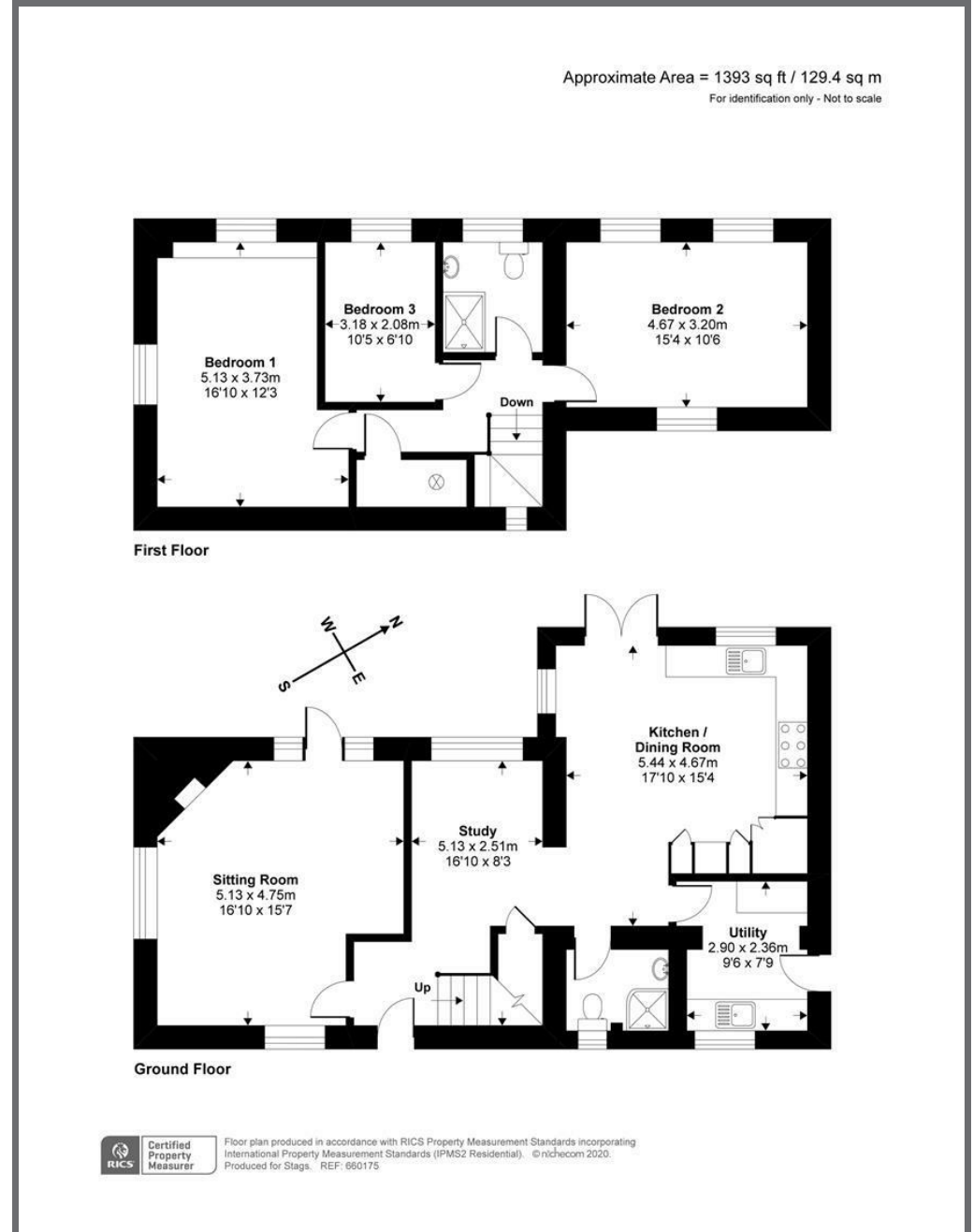
## DIRECTIONS

From Yeovil head in a westerly direction along the A30 signposted Crewkerne. Having passed through West Coker continue into the next village of East Chinnock. Continue down the hill passing the church and The Woodentop Inn, turning right on the bend into Weston Street. Continue along here for a short distance where upon Cider Press Barn will be identified by our For Sale sign.





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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		48	80

England & Wales EU Directive 2002/91/EC

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