

Watercombe Farm Yeovil, Somerset BA20





A 17th century farmhouse with self-contained annexe tucked away in a private position.



Yeovil town centre 1.6 miles, Yeovil Junction station 3.4 miles (Waterloo 2 hours 16 minutes), A303 4.9 miles, Sherborne 6.6 miles, Taunton/M5 (J25) 23.2 miles, Bristol Airport 38.7 miles. (Distances and time approximate)



Situation & Amenities

Watercombe Farm is situated in a tucked away position on the edge of the large town of Yeovil and yet is conveniently located for all that the town has to offer. These include an excellent range of shops including three superstores, many large retail parks, Yeovil Hospital and medical, dental and veterinary surgeries. There are good transport links within easy reach. The A303 and A30 are both close by, Yeovil Junction station (3.4 miles) has regular services to Waterloo and Exeter and Bristol and Exeter airports are both about an hour's drive away offering flights to UK and international destinations. The local area is also renowned for its excellent range of schools from both the state and independent sectors.



Watercombe Farm

Originally a dairy farm dating from the 17th century, Watercombe Farm is a Grade II listed Ham stone farmhouse with generously sized accommodation retaining original architectural features including stone mullion windows, window seats and a fine carved stone fireplace in the sitting room. The house has a total of seven reception rooms, including a games room and a kitchen fitted with a Stoves gas/electric range cooker, as well as five bedrooms.

The accommodation is currently configured to provide a self-contained, two bedroom annexe with its own front door and parking. The house is surrounded by garden on three sides with ample parking, double garage with store and workshop and a heated swimming pool with timber pool house incorporating a sauna.

Tenure

Freehold

Services

Mains water, electricity, drainage & gas.

Local Authority & Council Tax Band

South Somerset District Council
www.southsomerset.gov.uk

Tax Band: G

Directions (Postcode BA20 2ED)

From the Yeovil College Roundabout in Yeovil head west on Preston Road. Drive for just under a mile and then turn left onto Watercombe Lane. Continue for about 250 yards to the end of the lane and then veer right onto a short approach lane. The entrance to the driveway to the property will be found at the end.

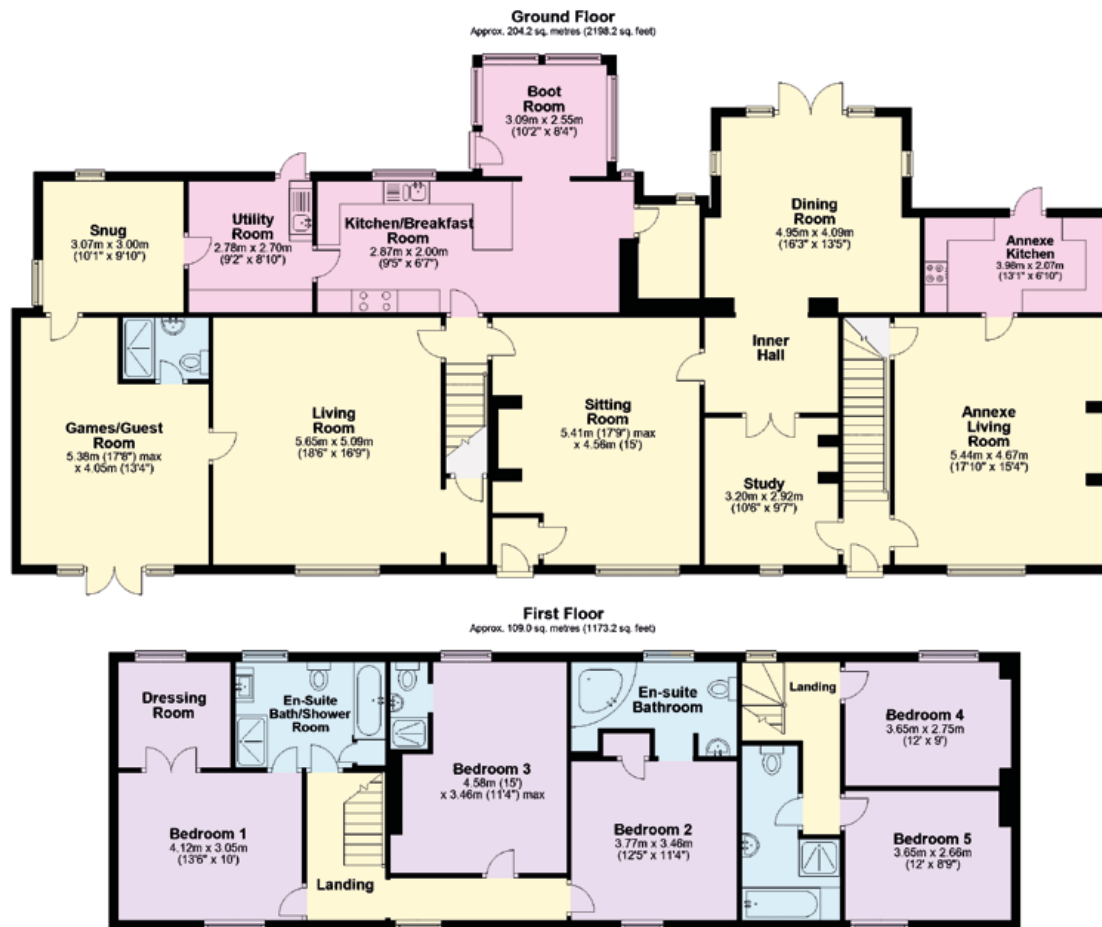


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

Approximate Gross Internal Floor Area

313 sq m / 3,371 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact.
Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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