

Towers Wills

Town & Country

Offers in excess of

£475,000



Hunts Cottage, Holywell, East Coker, Somerset, BA22 9NE

Towers Wills welcome to the market this spacious character home situated in a sought-after village location of East Coker, boasting tremendous character and charm throughout and briefly comprising: reception hallway, living room, 27ft kitchen/diner/family room, shower room, four double bedrooms, family bathroom, front, rear and side gardens, driveway, countryside views to both front and rear.

Key Features

- Stunning character home
- Four double bedrooms
- Both ground floor shower room & first floor bathroom
- Feature 27ft kitchen / diner
- Countryside views to front and rear
- Spacious accommodation

Reception Hallway

Glazed door to the front, cast iron radiator, reclaimed parquet flooring and wood paneling to walls.

Living Room

A spacious yet cosy dual aspect family living room with window to the front and French doors opening out to the rear garden, the ideal spot to enjoy your morning coffee. With flagstone floors, multi fuel burning stove exposed brick chimney breasts and bespoke shelving to recesses. Cast iron radiator.

Kitchen / Diner / Family room

The heart of the home has to be this exceptionally spacious open plan area, perfect for entertaining with family and friends. A quality kitchen fitted with a range of base and drawer units and bespoke shelving, work surfacing with inset twin Belfast style sink/drainer. Range cooker (LPG Calor gas cylinder fueled) with cooker hood over, integrated dishwasher, integrated full height fridge, tiling to splash prone areas, walk-in larder providing ample storage space with shelving. Space for freezer. Door to utility room. Three skylights, window to the side. Open plan to the dining / family area. The family area offers a very pleasant seating area set around the multi fuel fed stove, exposed brick chimney breast, exposed stone wall, exposed floor boards (vendor has informed us these were reclaimed from The Picketty Witch Pub in Yeovil when it closed) Window to the front.

Utility Room

With work surfacing, tiled floor, radiator and stable door to the rear garden. Space for washing machine & tumble dryer. Door to shower room.

Shower Room

Comprising of shower cubicle, wash hand basin, w.c, heated towel rail and extractor fan.

First Floor Landing

With a useful study/play area and linen cupboard.

Master Bedroom

With window to the side with far reaching countryside views and radiator.

Bedroom Two

Window to the front with far reaching countryside views and radiator.

Bedroom Three

With window to the front with far reaching countryside views and radiator.



Bedroom Four

With window to the rear with far reaching countryside views and radiator.

Bathroom

A beautifully presented suite comprising of a slipper style bath, separate shower cubicle, wash hand basin, w.c, radiator, window to the rear and extractor fan.

Outside**Front Garden**

To the front of the property is an enclosed area of garden being majority laid to lawn with stocked borders and stone chip pathway leading to the entrance.

Driveway

Providing off road parking for three vehicles.

Rear Garden

To the rear of the property, the garden has been majority laid to lawn with stone chip borders, working original restored garden well with safety covering, vegetable plot, greenhouse, shed and the rear garden leads to the side garden. External power point and tap.

Side Garden

Having a patio area perfect for summer entertaining and barbeques, external tap and power point, steps up to further lawned area, stocked borders with a variety of plants and shrubs, drystone wall to borders and an outside power point.

Services:

Mains water, mains electricity, private individual sewerage treatment.

Vendor informs us the property is not listed and not in a conservation area.

Floor Plan

Holywell, East Coker, Yeovil

Approximate Area = 1662 sq ft / 154.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

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Towers Wills

The White House, 114 Hendford Hill, Yeovil BA20 2RF

Yeovil 01935 577032 / South Petherton 01460 298530

info@towerswills.co.uk www.towerswills.co.uk