

Towers Wills

Town & Country

📞 01935 577 032 | 01460 298 530 | ✉ info@towerswills.co.uk



The Old Vicarage, Northover, Ilchester, Yeovil, Somerset BA22 8LD

£650,000

Towers Wills are delighted to offer this unique family home to market in the popular village of Ilchester offering a range of amenities and being well connected to the local town of Yeovil and transport routes such as the A303. This thatched property has been extended and is sat in close proximity to the local River Yeo which offers stunning countryside views and fishing rights from the rear garden. Outside there is ample parking within the gated driveway, workshop and planning permission has been granted to complete a two-birth carport. A freestanding swimming pool with decked surround, ideal for alfresco dining/entertaining, summerhouse and mature gardens complete the stunning grounds. Whilst inside the Grade II listed property, this characterful home offers an open fireplace, exposed beams, stunning kitchen and dining area,

conservatory, potential for 6 bedrooms, 4 bath/shower rooms and additional reception/sun room – a very versatile property which needs to be viewed to full appreciate – please contact Towers Wills for more information.

Entrance Hall 3.15m x 1.94m – maximum measurements

Double glazed door to the rear, exposed wooden beams and stone floor.

Downstairs Bedroom Three 2.46m x 3.59m – maximum measurements

Two double glazed windows to the rear.

Downstairs W.C/Shower Room 2.48m x 0.86m plus shower recess

Double glazed window to the rear, shower cubicle, w.c, wash hand basin, heated towel rail and extractor fan.

Sitting Room 3.87m x 9.15m – maximum measurements

Two single glazed windows to the front with secondary glazing, stone fireplace which includes multi-fuel log burner, exposed wooden beams, cupboard, original wooden door to the front of the property, two radiators, built-in storage and stairs leading to the first floor.

First Floor Landing

Single glazed window to the rear and loft access.

Bedroom Two 3.93m x 2.98m – maximum measurements

Radiator, exposed beams, single glazed window to the front with secondary glazing, one built-in cupboard and one built-in wardrobe.

Bedroom One 3.96m x 3.88m – maximum measurements

Radiator, single glazed window to the front with secondary glazing, exposed beams, one built-in wardrobe, one built-in cupboard and a feature fireplace.

Bathroom

Suite comprising pear shape bath with shower over, 'his and hers' sinks, single glazed window to the front with secondary glazing, heated towel rail, exposed beams and extractor fan.

Laundry 2.47m x 2.07m – maximum measurements

Double glazed window to the rear, space for washing machine, space for dryer and space for American style fridge freezer.

Kitchen/Dining Area

Kitchen Area 3.79m x 3.19m

Comprising of a range of wall, base and drawer units, work surfacing with Butler sink, double glazed window to the rear, kitchen island, exposed beams, parquet flooring which continues through to the dining area, gas Rayburn (responsible for supplying the property with heating and hot water) and cupboard which includes the pressurised water tank.

Dining Area 3.89m x 4.14m – maximum measurements

Single glazed window to the conservatory with secondary glazing, stairs to the first floor, under stairs cupboard and wooden door leading to conservatory.

Conservatory 3.02m x 1.79m

Key Features

- Grade II Listed
- Sought after location
- Countryside Views
- Thatched Cottage
- Ample Off Road Parking
- Delightful Rear Garden

Contact Us

Towers Wills Estate Agents - Yeovil

114, Hendford Hill

Yeovil

Somerset

BA202RF

T: 01935 577032

E: info@towerswills.co.uk

Double glazed windows to the rear, double glazed door to the rear garden and stone floors.

Interior Hallway

Leading to the study, bedroom four, shower room and sun room. There is a single glazed window to the rear with secondary glazing.

Study Area/Bedroom Five 2.56m x 2.95m plus recess– maximum measurements
Radiator.

Downstairs Bedroom Four 3.01m x 3.41m – maximum measurements
Double glazed window to the front.

Shower Room

Suite comprising shower cubicle, wash hand basin, w.c, extractor fan and heated towel rail.

Sun Room 3.87m x 3.51m – maximum measurements
Single glazed wooden French doors leading to the rear garden, single glazed window to the side with secondary glazing, radiator and electric fireplace.

Landing Two

Leading from the dining area with double glazed skylight to the rear, two under eaves storage, loft access and open under eaves area which is currently used as snug/TV space.

Loft Room/Bedroom Six 3.77m x 5.34m – maximum measurements with restricted head height
Double glazed skylight to the rear and radiator.

En-suite restricted head height

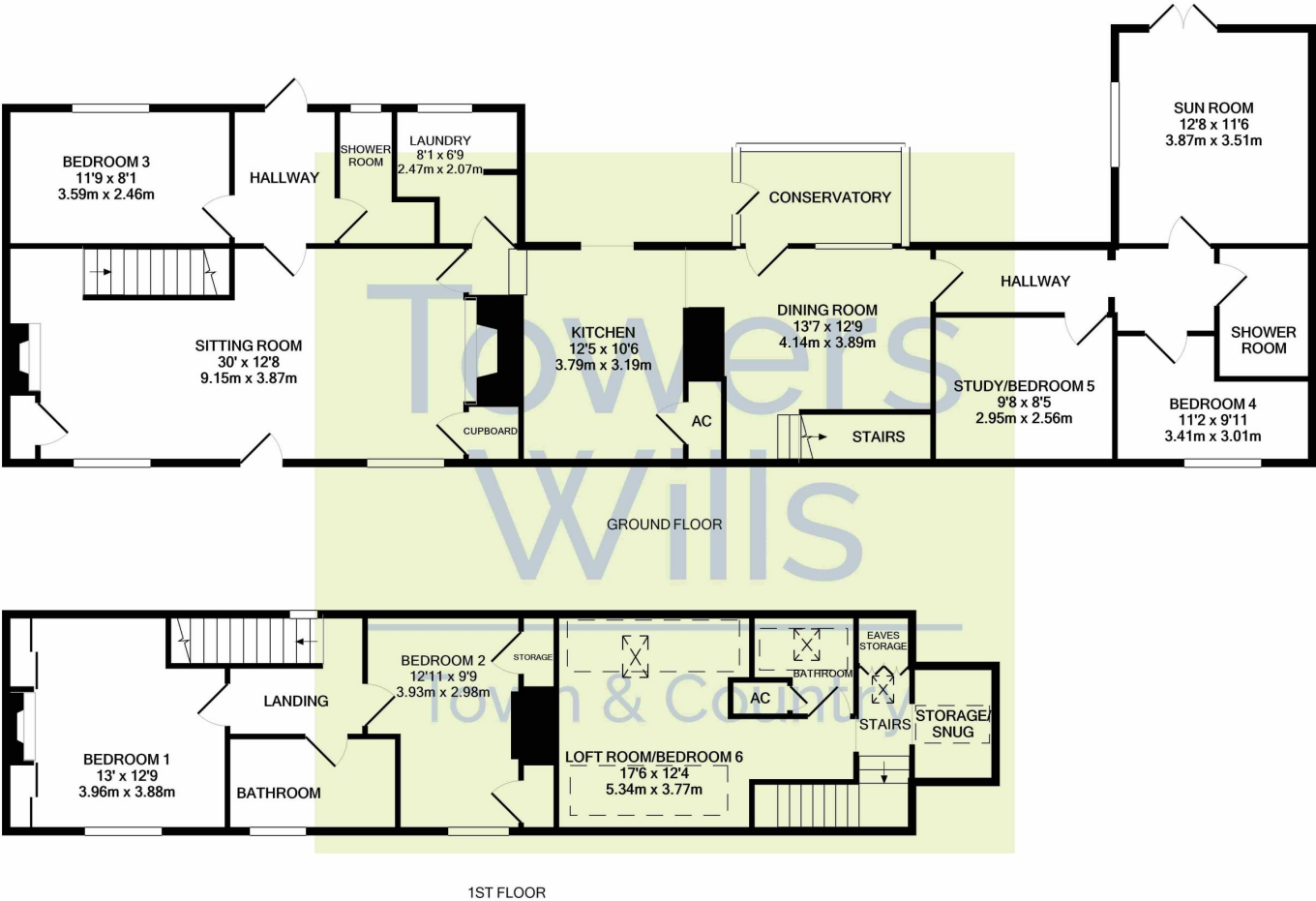
Suite comprising rolltop bath, wash hand basin, w.c, double glazed skylight to the rear, heated towel rail and airing cupboard.

Rear Garden

A stunning rear garden with mature shrubs, fruit trees and lawn plus patio area. The stand out element being the free-standing swimming pool with raised decking surround, seating areas and large summer house all offering views over the local River Yeo and surrounding countryside. Gated driveway, with gravel parking area, timber workshop and granted planning permission for two car ports.



Floor Plan



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
Made with Metropix ©2022

Please Note No tests have been undertaken of any of the services and any intending purchasers should satisfy themselves in this regard. Towers Wills Ltd for themselves and for the vendor of this property whose agents they are, give notice that, (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Towers Wills or the vendor , (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact , (iv) any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Towers Wills or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Photographs / Floor Plans Photographs are reproduced for general information and it must not be inferred that any item is included for sale with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view

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