

# Towers Wills

Town & Country

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Church Barn, Free Street, Ilchester, Yeovil, Somerset  
BA22 8LY

**£350,000**

Towers Wills welcome to the market this beautifully renovated property comprising of three bedrooms, two reception rooms with huge open plan kitchen/diner/sitting area, modern bathroom, utility/shower room, parking, courtyard garden and garage. Viewing is strongly advised to fully appreciate this beautiful family home.

## Reception Hall

With solid timber door to the front, under stairs storage cupboard, window to the front and stairs rising to the first floor.

## Utility/Shower Room

Comprising of double shower cubicle, wash hand basin, w.c, work surfacing with base and drawer units, central heating boiler, extractor fan and window to the front.

## Living Room

With windows to both the front and side.

## Study

With window to the rear.

## Kitchen/Diner/Sitting Area

This large open plan space is perfect for entertaining with family and friends.

## Kitchen Area

A modern fitted kitchen comprising of a range of wall, base and drawer units, work surfacing with inset stainless steel sink/drainers, breakfast bar, space for Range cooker, space for American style fridge/freezer, plumbing for dishwasher, door to the garage and being open plan to the dining area.

## Dining Area

With door and window opening out to the courtyard and open plan to the sitting area.

## Sitting Area

With doors to both living room and study.

## First Floor Landing

Stairs from reception hallway with velux skylight.

## Bedroom One

Window to the rear with views of the church, radiator and wardrobe storage to the eaves.

## Bedroom Two

Window to the side, radiator, fitted wardrobes base to the eaves and velux skylight.

## Bedroom Three

With two velux skylights, wardrobe storage to the eaves and steps up to mezzanine/study area.

## Bathroom

A modern suite comprising of bath with shower over, wash hand basin with vanity unit under, part tiled, heated towel rail, extractor fan and natural light tube.

## Garage

## Key Features

- Popular Village Location
- Renovated
- Three Bedrooms
- Large Open Plan Area
- Courtyard Garden
- Driveway & Garage

## Contact Us

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## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

With electric roller door, power and light.

### **Driveway**

Providing ample off road parking and gated entrance leading through to the courtyard garden, which can provide additional parking for further vehicles.

### **Garden**

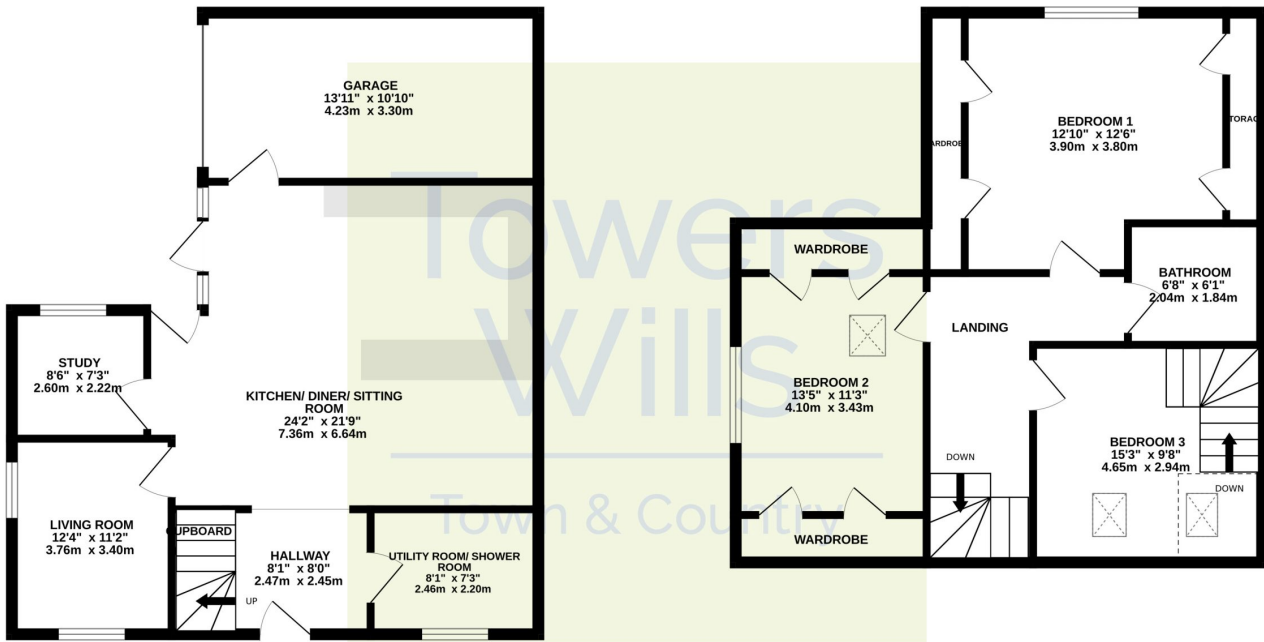
The courtyard is laid to flagstone style patio, in turn leads to the garage.



# Floor Plan

GROUND FLOOR

1ST FLOOR



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