





**Towers  
Wills**

Town & Country

**Crumplers Byre, Longlands Lane, East Coker, Yeovil  
Somerset, BA22 9HN**

**£750,000**

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Towers Wills welcome to the market this beautifully presented, hamstone barn conversion, situated in a particularly private set back position, offering glorious countryside views and large plot. The property briefly comprises; reception hallway, living room, dining room, kitchen/breakfast room, utility room, three bedrooms, master en-suite, family bathroom, loft room, carport, driveway and large mature gardens.

**\*Hamstone Barn Conversion**

**\*Three Double Bedrooms**

**\*Master En-suite**

**\*Loft Room**

**\*Sheltered Carport**

**\*Private Driveway for Multiple Cars**

**\*Glorious Countryside Views from all Windows**

**\*Large Mature Gardens**

**\*Private Position**

**\*Sunny South/South-Westerly aspect enjoying all day sun and beautiful sunsets**

**\*EPC Rating: TBC**





### **Reception Hallway**

With solid timber door to the front, two radiators and double-glazed floor to ceiling height windows allowing plenty of natural light into the reception area.

### **Living Room**

A particularly spacious, dual aspect family living area with double-glazed window to the front, large sliding patios with a pleasant outlook to the rear garden, wood burning stove making a particularly attractive feature to the room, storage cupboard and radiator.

### **Dining Room**

A perfect area for entertaining with family and friends; boasting tremendous character and charm with exposed stone walls, exposed beams, vaulted ceiling, wood flooring, radiator and double-glazed windows to both the front and rear.

### **Kitchen/Breakfast Room**

Comprising of a range of wooden wall, base and drawer units, granite work surfacing with inset sink/drain, integrated electric hob with cookerhood over, integrated double electric oven, integrated dishwasher, integrated fridge, central island/breakfast bar with base units under, flagstone style flooring, radiator, double-glazed window to the rear, double-glazed door to the side and door to utility room.

### **Utility Room**

With work surfacing and Belfast sink, tiling to splashback, plumbing for washing machine, space for tumble dryer, utility storage cupboard, space for fridge/freezer and radiator





### **Bedroom One**

Double-glazed window to the side, built-in wardrobes, radiator and door to en-suite.

### **En-suite**

Comprising shower cubicle, wash hand basin, w.c, part tiling, heated towel rail, double-glazed window to the side and LED lit vanity mirror.

### **Bedroom Two**

Double-glazed windows to both the side and rear, painted ceiling beams and radiator.

### **Bedroom Three**

Double-glazed window to the side, built-in wardrobe/storage area, radiator and stairs to the loft Room.

### **Bathroom**

Suite comprising of freestanding rolltop bath, separate shower cubicle, wash hand basin, w.c, part tiling, extractor fan, heated towel rail and double-glazed window to the front.



### **Front Garden**

The front garden is majority laid to lawn with hedgerow and shrub borders, gated side access and a stone chip driveway providing ample off road parking, in turn leading to the sheltered carport. To the right-hand side of the carport is a gate which leads through to a stone chip paved area with oil tank and in turn leads to a wonderful seating area; enjoying glorious parkland views across the neighbouring countryside.

### **Rear Garden**

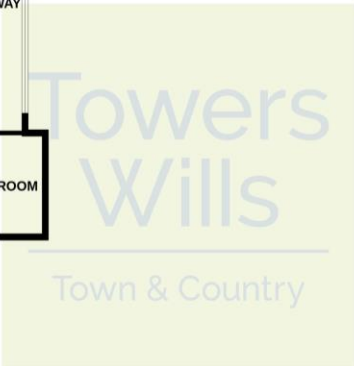
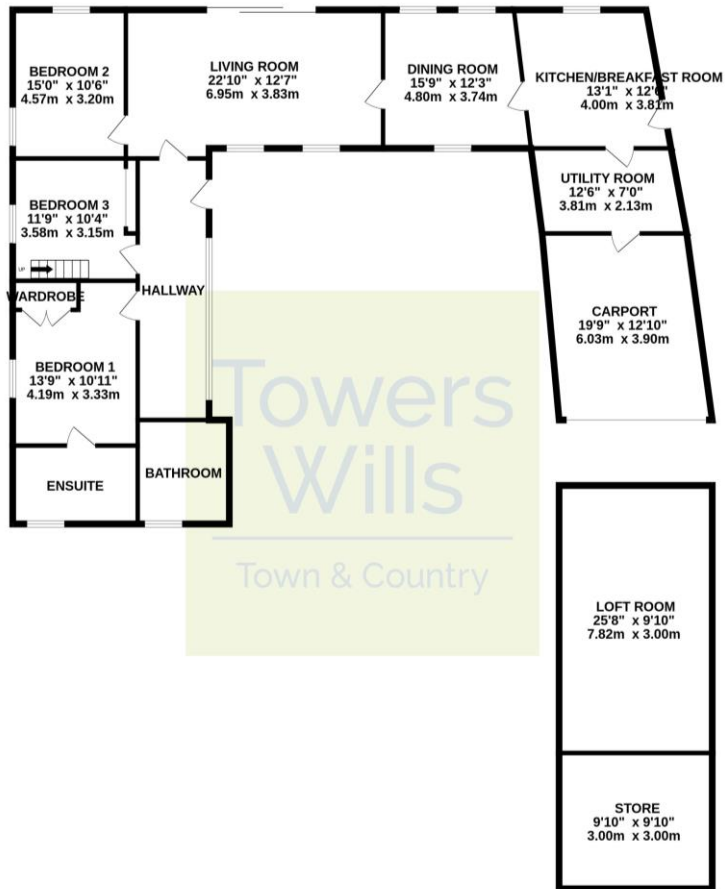
Abutting the rear of the property is a patio area, majority of the garden being laid to lawn, stables and storage sheds. To the far end of the garden is a five-bar gate providing additional vehicular access from Longlands Lane.

The driveway entered from Longlands Lane is owned by the neighbour. Crumplers Byre having a right-of-way across it to get to their drive. If further information, please contact the branch.

### **Agents Note**

The vendors have advised us that there is super-fast broadband available.





Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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## Situation

The desirable village of East Coker lies approximately 1 mile away, offering facilities including primary school, traditional pub, village hall and parish Church. There is a mainline railway service from Yeovil Junction and Sherborne to London Waterloo. Shopping, business and recreational facilities can be found in the regional centre of Yeovil (approximately 3 miles) and the Historic Abbey Town of Sherborne (approximately 7.5 miles). The A303 lies approximately 7 miles and provides direct East/West links to the M3 to London. There is an excellent choice of local schools including Sherborne School, Hazlegrove Preparatory School at Sparkford as well as Leweston School and Millfield School.



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