

# Towers Wills

Town & Country

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## Folletts Dairy, Yeovil Marsh, Yeovil, Somerset BA21 3QB

**£650,000**

Towers Wills welcome to the market this sensational barn conversion, boasting tremendous character, large garden (0.32 acre) with additional paddock (1.65 acres) and briefly comprises; reception hallway, kitchen/diner, utility room, cloakroom, sitting room, three bedrooms (bedroom three currently used as a study), en-suite, bathroom, large driveway, double garage, garden and paddock.

## Reception Hallway

Timber door and window to the front and tiled floor.

## Kitchen/Diner

A true selling feature of this beautiful home, a wonderful room, perfect for entertaining with family and friends. You are greeted with vaulted ceilings and exposed beams. The kitchen comprises of a range of wall, base and drawer units, work surfacing with inset sink/drainers, integrated dishwasher, integrated electric oven, integrated electric hob with stainless steel cookerhood over, tiling to splash prone areas, window to the rear and being open plan to the dining area.

## Dining Area

With ample room for table and chairs, continuation of tiled flooring, radiator, door to utility and window to the front.

## Utility Room

With wall and base units, work surfacing with inset stainless steel sink/drainers, space and plumbing for washing machine, tiling to splash prone areas, tiled floor, radiator and doors to cloakroom/w.c and rear garden.

## Cloakroom/W.C

Comprising of w.c, wash hand basin and oil fired central heating boiler.

## Living Room

A light and spacious dual aspect living area with door to the rear garden, window to the front, vaulted ceiling with exposed beams, wood burning stove with brick surround and radiator.

## Bedroom One

With two triple glazed windows to the side, built-in wardrobe, radiator and door to en-suite.

## En-suite

Comprising shower cubicle, wash hand basin, w.c, part tiled and radiator.

## Bedroom Two

Double glazed window to the rear and radiator.

## Bedroom Three/Study

Please note bedroom three is currently being used as a study due to its size, being a smaller room, with two windows to the front and radiator.

## Bathroom

Suite comprising bath, wash hand basin, w.c, tiling, heated towel rail and window to the front.

## Outside

To the front of the property is a gated driveway laid to stone chip, providing ample off road parking and turning for several vehicles.

## Double Garage

# Key Features

- Sought-after Location
- Barn Conversion
- Character Features
- Three Bedrooms
- Master En-suite
- Large Garden
- Paddock
- Large Driveway
- Double Garage

# Contact Us

## Towers Wills Estate Agents - Yeovil

114, Hendford Hill

Yeovil

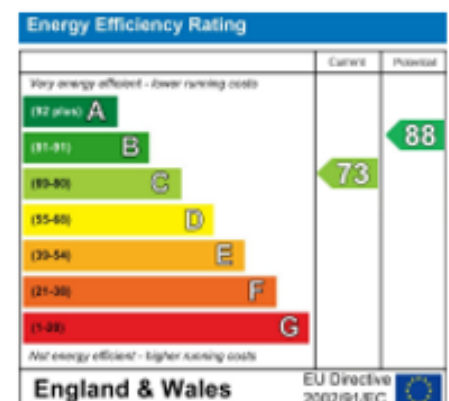
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# Energy Efficiency



With electric 'up and over' door, personal door to the front, power and light.

### **Rear Garden**

The rear garden is majority laid to lawn with patio area for dining in the sunshine, in those warmer months. There are borders stocked with a variety of plants, trees and shrubs. The property, including the gardens, is set in approximately 0.32 of an acre, plus a paddock (1.65 acres).

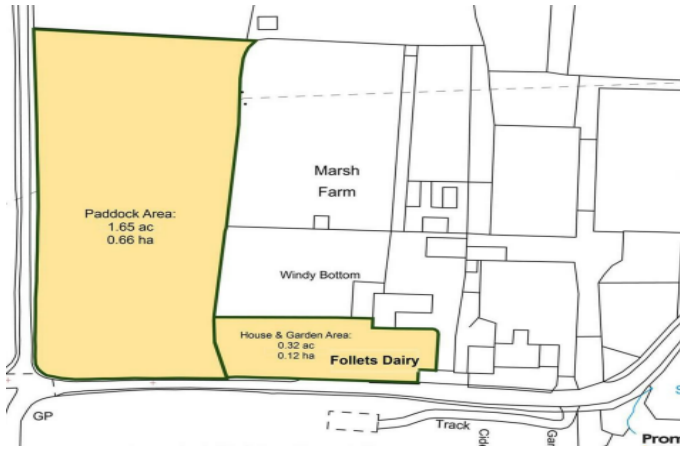
### **Paddock**

With gated entrance from both the road and from the bottom of the garden. The paddock has cold tap in the field.

### **Agents Note**

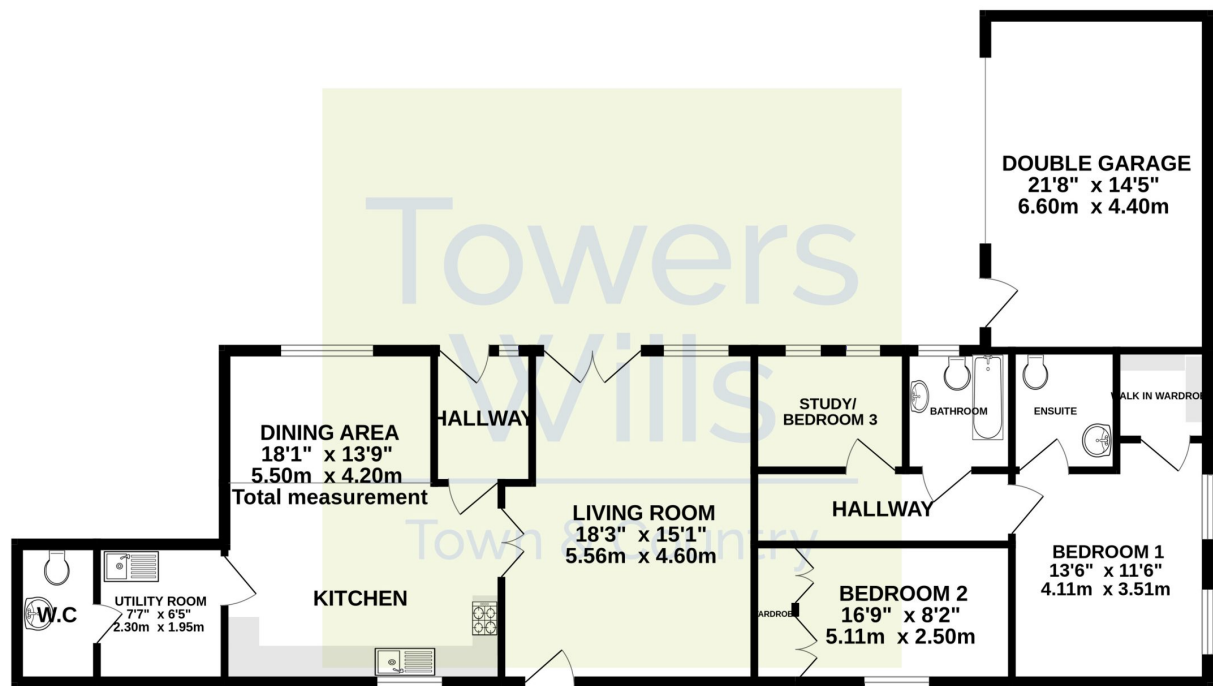
The property had upgraded windows and doors in 2017 with remining 10-year guarantee. New condenser oil-fired boiler in 2023.





# Floor Plan

GROUND FLOOR  
1502 sq.ft. (139.5 sq.m.) approx.



TOTAL FLOOR AREA : 1502sq.ft. (139.5 sq.m.) approx.  
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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