



FOR SALE

Yeabridge Court, Yeabridge, Near South Petherton TA13 5FH

Guide Price £339,000



ORCHARDS
ESTATES

Nestled in the picturesque South Somerset countryside, 'Calf Pens' is a distinguished Grade II Barn Conversion located in Yeabridge Court, within the charming hamlet of Yeabridge, near South Petherton.

The ground floor features a welcoming living room, a full bathroom, a dining room, and a well-equipped kitchen.

The first floor offers versatile accommodation, including two comfortable bedrooms and an ensuite with a shower.

Additionally, this property boasts a single garage and a double carport.

This exceptional property presents a unique opportunity for a comfortable and convenient living arrangement or a valuable investment.

Guide Price £339,000



LOCATION

The property is situated within the picturesque hamlet of Yeabridge which is situated in attractive surrounding farmland about 1 mile to the south of South Petherton. South Petherton is a small residential country town with a village atmosphere set in an attractive surrounding countryside one mile from the A303 roadway and offers a wide range of shopping facilities, two schools, library, inn, post office, churches, doctor & veterinary surgeries, chemist, tennis and bowling clubs and bus services to neighbouring towns and villages. Yeovil is ten miles, Crewkerne (Mainline Station to Waterloo) six miles, Ilminster six, the county town of Taunton (M5 Motorway & Mainline Station to Paddington) eighteen and the South coast at Lyme Regis twenty two miles.

Approach Upon entering the courtyard, you are immediately greeted by 'Calf Pens' at 11 Yeabridge Court. This recently converted Grade II barn has been meticulously built to the highest standards, with no expense spared. The original hamstone walls, which are 2 feet thick, contribute to the barn's exceptional energy efficiency. The property boasts its own private gravelled courtyard at the front, offering both exclusivity and charm.

Ground Floor Living Upon entering the spacious entrance hall/dining room, which the current owners have elegantly repurposed as a dining room, you will find the stairs to the left and the downstairs bathroom directly ahead, along with the kitchen. Beneath the stairs is a storage cupboard, housing the Smart Meter for monitoring electric consumption.

Bathroom: Featuring an Italian grey ceramic tiled floor, heated towel rail, and a modern white suite with a shower over the bath, complemented by tiling around the shower area. Additionally, there are shaver points for convenience, along with an automatic extractor fan. Adjacent to the bathroom is the kitchen.

Kitchen: Equipped with a mix of shaker-style wall and

floor units, built-in electric oven, hob, and overhead extractor fan, with Italian grey ceramic tiled floor. There is an integral dishwasher, as well as a large fridge/freezer and washing machine, providing convenience and efficiency. Through the kitchen is the living room

Living Room: Featuring a front-facing window that overlooks the courtyard, this room is bathed in natural light. It is spacious enough to accommodate two sofas and is equipped with two wall radiators, one on each side of the room.

First Floor Living Ascending to the first floor there are two double bedrooms.

Master Bedroom: This room features a wall radiator and built-in wardrobe. The Velux window allows plenty of natural light to flood the room, creating a bright and airy atmosphere. This room also provides access to the loft hatch. Off the Master bedroom is the:

Ensuite: Equipped with a built-in tiled shower cubicle, modern white suite with a vanity unit, shaver points, and a heated towel rail., also with an Italian grey ceramic tiled floor. Along the landing, you will find:

Bedroom 2: A double bedroom with a side aspect window, wall radiator, and two double built-in wardrobes. Additionally, a convenient airing cupboard is located on the upstairs landing, providing an ideal space for linen storage.

Outside Space, Garage and Carport The large garage, measuring 21' in length and 9' 4" in width, along with the double carport, is situated away from the main property within a dedicated garage/carport complex. This area has been constructed to an exceptionally high standard, featuring a Welsh slated roof and full cladding. The garage is equipped with double oak-faced opening doors, lighting, and a power supply, making it versatile for use not only as a garage but also for storage or as a workshop.

The front garden area, approximately 5.5m x 10m, is separated from the main courtyard by wooden sleepers, potted plants and outdoor lighting, enhancing its charm and functionality. This area is perfect for alfresco dining or enjoying the outdoors when the weather permits. Additionally, the heat pump for the property is situated in



this area.

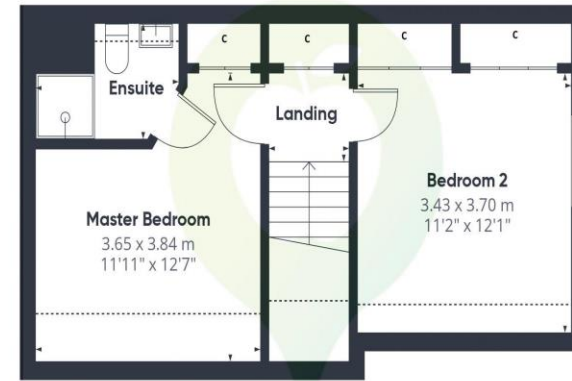
Material Information

- * Grade II, Hamstone Barn Conversion - fully rebuilt from 2020-2022
- * Freehold Property
- * Council Tax - D
- * EPC - C (77)
- * USB sockets in the kitchen
- * Large American style fridge freezer and Samsung washing machine with 5-year warranty will remain
- * Oak Doors throughout property
- * Services - Mains Electric, and Water (£12 pcm #)
- * Drainage - Private run by a management company
- There is a sewage treatment plant for all 11 Properties at Yeabridge Court. Cost of £48.00 pcm # which includes the maintenance and drainage.
- * Heating – Daikin Electric Air Source Heat Pump - system commissioned January 2022 and still under Warranty. This is a super-efficient way of heating the property. (£45 pcm # Summer Months and £75 pcm # Winter Months). We are reliably informed that the heat pump is fully serviced. Last Serviced - 14 March 2025.
- * Fully double glazed throughout the property
- * Garage and double carport, with parking for three vehicles.
- * Flood Zone 1- Land within flood zone 1 has a low probability of flooding from rivers and the sea
- * Broadband -Speeds of up to 1000mbps- advised by the vendor

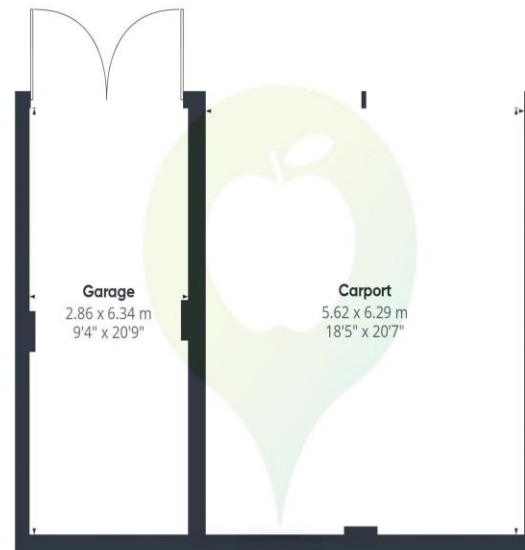
Monthly charges for the current owner, depending on water/fuel consumption costs may differ.



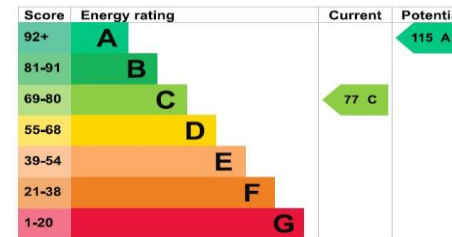
Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2



Approximate total area¹¹

127.3 m²
1370 ft²

Reduced headroom

3.8 m²
41 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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01460 477977 or 01935 277977

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Orchards Estates, 11 North Street Workshops, Stoke sub Hamdon, TA14 6QR

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