



**FOR SALE**

Yarn Barton, Lower Odcombe, Near Yeovil, BA22 8TY  
£495,000

 **ORCHARDS**  
ESTATES

This charming cottage, uniquely situated away from the road, backing onto attractive farmland, sits at the heart of the sought after village of Lower Odcombe. Boasting gardens to three sides, the rear garden has a lovely spring fed stream around its edge and a large pond in the field to the rear of the property that is home to a multitude of birds and other wildlife.

The cottage has three large bedrooms and two bathrooms. The cosy living room with woodburning stove, together with the large open plan kitchen diner, make for an ideal family home and with the bunkhouse outbuilding, this property is perfect for hosting friends and family.

This is an idyllic location and we would strongly encourage families or those just looking for that quintessential village life to view this property.

£495,000



## LOCATION

Set within a stunning rural landscape adjoining Ham Hill Country Park and the National Trust Parkland around Montacute House, Odcombe is a small vibrant village with the Masons Arms pubic house and campsite providing quality local gastronomy. From your doorstep, there are an abundance of spectacular countryside walks including the Liberty Trail and Hockers Hill track out to Norton Sub Hamdon.

The local council provides free bus services to both the highly acclaimed All Saints Primary School and Stanchester Academy, recently revealed by the Sunday Times to be the third happiest secondary school in Somerset.

The regional centre of Yeovil is situated within a short drive, where there is a wide range of shopping, business and leisure facilities as well as a mainline rail connection. Ham Hill Country Park has a variety of walks and stunning views across South Somerset.

**Approach** As you walk around from the garage at the top of the long gravel driveway, you'll follow a paved pathway leading to the front of the house. Along this charming path featuring a small pond, complete with resident newts and frogs.

## Ground Floor

**Hallway** - Upon entering through the front door, you'll find yourself in a welcoming hallway featuring a wall radiator. Directly ahead are the stairs, while the door to the living room is on your right and the downstairs bathroom is on your left.

**Living Room** - This cosy room boasts a feature fireplace with a hearth and log burner. The large front aspect window floods the room with natural light and includes a delightful window seat.

**Family Bathroom** - Located on the left in the entrance hallway, the family bathroom features a white bathroom suite with a shower over the bath, partially tiled walls, and a separate toilet. The front aspect window and wall radiator add to the room's comfort, and there's also an airing cupboard with shelves for storage.

**Dining and Living Area** - Walking back through the living room, you'll step down into a spacious living area with beautiful wooden floors. This room is large enough to accommodate a dining table for eight or more, making it ideal for entertaining or family gatherings. It features a rear aspect window and double patio doors that open to the garden, seamlessly blending indoor and outdoor spaces. A large wall radiator ensures warmth and comfort.

**Kitchen Area** - At the rear of the room is the kitchen, equipped with a mix of wooden wall and floor units, a wooden worktop, and a Belfast Sink. The window overlooks the garden and the fields beyond at the rear of the property. The kitchen includes a gas hob with a hidden extractor fan, a built-in oven, a dishwasher, and a breakfast bar.

**Utility Room** - A few steps up from the kitchen is the utility room, which houses the washing machine, built-in cupboards, and space for a large fridge freezer.

## First Floor

As you ascend the stairs to the landing, you'll find doors leading off to various rooms:

**Bedroom 1** - The Master Bedroom. This large, light-filled room offers plenty of space for unwinding and features a built-in wardrobe. It has a rear and two side aspect windows, along with a wall radiator. Additionally, there is access to the loft space from this room.

**Upstairs Bathroom** - The family bathroom boasts a modern white suite, partially tiled walls, a rear aspect window, and useful storage cupboards which also houses a tumble dryer. A wall radiator ensures comfort.

**Bedroom 2** - Up a few steps from the landing, this large room is situated at the front of the property. It includes two front aspect windows and a wall radiator.

**Bedroom 3** - Also located at the front of the property, this spacious room features a front aspect window and a very large built-in wardrobe.

## The Bunk House

Situated separately from the main house, The Bunk House is located around the side of the property. This self-contained unit includes an entrance porch, a living area, a bedroom, and a separate washroom, making it ideal for accommodating extra guests.

## Driveway, Garage and Garden

As you turn into the gravelled driveway (with turning space), you'll notice a charming grey picket fence. Driving up to the garage, which is directly in front of you with its distinctive brown roller door, you'll be greeted by mature shrubs and trees just coming into bloom. In front of the garage, there is allocated private parking, and to the left-hand side of the drive, there is an allocated private parking for two additional vehicles.

**Front of the Property** - The front of the property features a



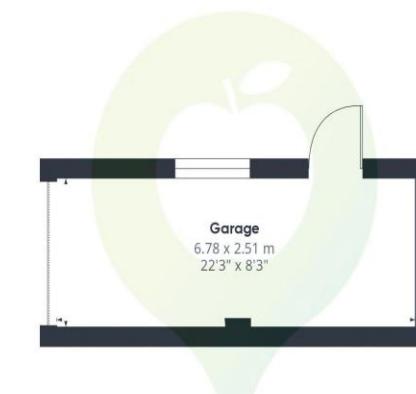
lawned area surrounded by mature trees and shrubs. Immediately in front of the house is a border of mature shrubs, adding to the property's charm.

**Side of the Property** - To the side of the property and in front of The Bunk House, there is a grassed area currently featuring a large wooden table and chairs, perfect for outdoor dining when the weather permits. This area also includes a mature flower border and a summer house, ideal for storage. In front of the double doors (off the kitchen/ living area) to the side of the house is a large patio area.

**Rear of the Property** - The rear of the property boasts a large lawn with mature trees, offering unspoilt views of the surrounding fields and farmland.

#### Material Information

- Freehold Character Property dating back to c. 1800's
- Council Tax Band: D
- EPC Rating: Awaiting EPC
- Mains Drainage, Water, Gas and Electric
- Immersion Boiler - 15 years old and we are reliably informed that it was last serviced at the end of 2024.
- Chimney has a double walled stainless steel liner.
- Extension built 2005
- Double glazing to front of property installed 2024 and back installed 2005
- Shared driveway - The upkeep of this driveway and the costs involved are split between 3 properties.
- Garage and with parking for three vehicles
- Attic - With loft ladder, boarding and lighting
- Broadband: OFCOM: UltraFast Available (1800Mbps)
- Flood Zone 1 - Flood Zone 1 has low probability of flooding from the sea or rivers



Approximate total area<sup>(1)</sup>

149.25 m<sup>2</sup>  
1606.51 ft<sup>2</sup>

Reduced headroom  
0.66 m<sup>2</sup>  
7.1 ft<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



01460 477977 or 01935 277977



[www.orchardsestates.com](http://www.orchardsestates.com)

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



ORCHARDS  
ESTATES