



**FOR SALE**

East Street, West Coker, BA22 9BE

£250,000



**ORCHARDS**  
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Orchards Estates is delighted to present this enchanting Grade II listed character cottage, nestled in a secluded location in the heart of West Coker.

This charming cottage boasts several unique features that enhance its character and appeal.

The flagstone floors add a rustic and timeless charm, while the sash windows at the front provide a classic and elegant touch, allowing natural light to flood the rooms.

The wood burner is perfect for cozy evenings, adding warmth and a homely atmosphere to the living space.

Additionally, the original internal wooden doors contribute to the cottage's historic and inviting ambiance.

Meticulously finished to an exceptional standard, the property offers a welcoming entrance, a cozy living room, a dining room, kitchen, two spacious double bedrooms, a modern family bathroom, and charming side and rear gardens.

£250,000





## LOCATION

West Coker is a popular village circa 3 miles to the west of Yeovil. The village has several amenities including primary school, doctors, butchers, post office, pub, restaurants, hotel, village hall and garage. A much wider range of amenities can be found within 3 miles of Yeovil including railway connections to London/Waterloo.

**Approach** Situated in a setback position from East Street and is approached from a black wrought iron gated entrance on the road which is shared with a neighbouring property, the pathway leads to the entrance of number 15.

**Ground Floor Living** Stepping through the front door, you are welcomed into the living room, where an abundance of character awaits.

**Living Room** - The room features flagstone floors, an open feature fireplace with a wood burner, a front aspect sash window with a pretty window seat, and wooden wall paneling.

**Kitchen** - The flagstone floor continues into the kitchen, complemented by wooden wall paneling and a front aspect sash window. The kitchen is equipped with a range of timber floor cupboards, wooden countertops, useful shelving for storage, a Belfast sink, and space for an under-counter dishwasher, fridge, separate freezer, and a large range cooker. From the living room, you step into the

**Dining Room** - this boasts a front aspect sash window, a wall radiator, and ample space to accommodate a dining table for six or more. The stairs are conveniently located in the kitchen area.

**First Floor Living** Ascending the stairs to the first-floor landing, you will find two rear aspect windows and a wall radiator. Along the landing is

**Bedroom Two** - A generously sized double room featuring a front aspect sash window, a wall radiator,

and loft access.

**Master Bedroom** - A large, bright, and airy double room with a front aspect sash window and a wall radiator.

**Family Bathroom** - Includes a modern white suite with a shower over the bath, a wash hand basin, and a toilet. The room is partially tiled with wood paneling, and it features a front aspect sash window, a heated towel rail, and a large storage cupboard.

## Garden

Outside, the front of the property features a garden area predominantly laid with artificial grass, complemented by mature shrub borders, a drystone wall, a patio area, and an outside tap.

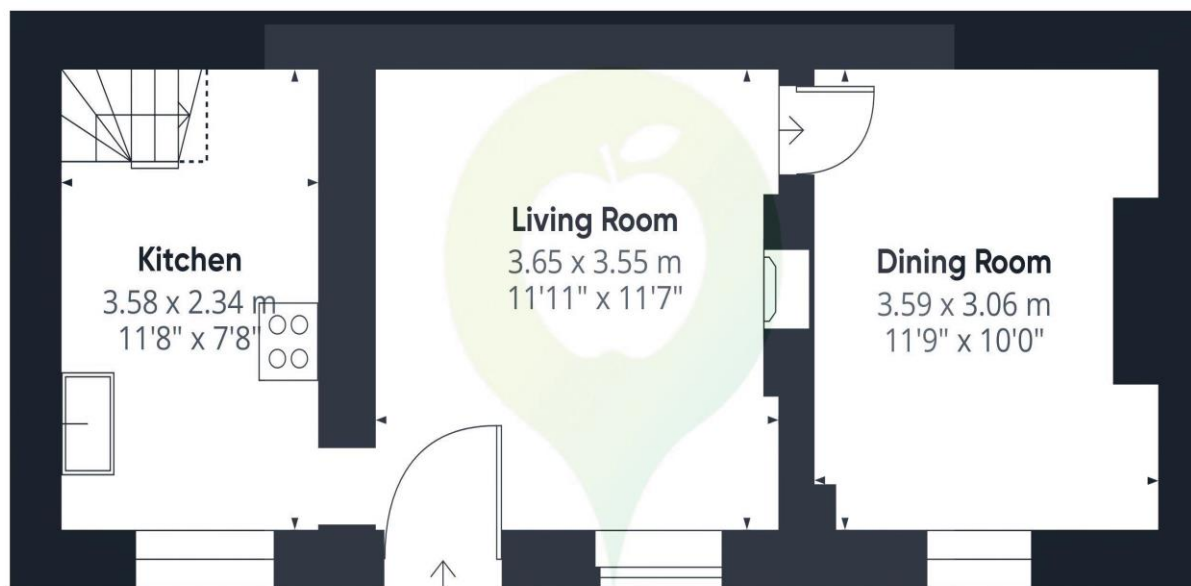
The garden path at the front of the property leads to a separate side garden, which is laid to lawn and adorned with mature trees and a vegetable plot with raised beds.

The rear garden area includes a decked section with a brick-built barbecue and mature planted borders with a variety of plants, trees, and shrubs.

## Material Information

- Character Grade II cottage, built c. 1850's Freehold Property
- Council Tax Band: B
- EPC Rating: Not required (Grade II Listed)
- Mains Drainage, Water, and Electric
- LPG Boiler - LPG installed 2022 with 10 year warranty: full-service history last service Feb 2025, commissioning and gas safe certificate
- Woodburner: Woodwarm multi-fuel with HETAS Certificate of compliance, last swept April 2025
- Loft: Boarded with lighting
- Broadband: OFCOM: Superfast 80Mbps available
- Flood Zone 1 Low risk of flooding from rivers and sea





Floor 1



Floor 2

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

63.31 m<sup>2</sup>

681.46 ft<sup>2</sup>

**Reduced headroom**

0.35 m<sup>2</sup>

3.79 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 are based on RICS IPMS 3C standard.

GIRAFFE360



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