

Grace Cottage

Grace Martin Lane, Queen Camel, Yeovil, Somerset

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Grace Martin Lane
Queen Camel
Yeovil
Somerset BA22 7NS

3 1 3

- For Complete Modernisation
- Cul De Sac Location
- Easy Access to the A303
- Popular Somerset Town
- Rare Opportunity
- Viewing Advised

Guide Price £230,000
Freehold

Yeovil Sales
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THE PROPERTY

This Grade II Listed thatched property, which requires complete modernisation, offers extensive character features including exposed beams, leaded light patterned windows and is offered for sale with no onward chain.

A timber entrance door leads to the study with a window seat overlooking the front of the property; the lobby houses the oil-fired boiler, cloakroom, and fully tiled bathroom. The sitting room and dining room are a good size, with both having a mock fireplace. Off the dining room is another useful lobby with stable doors to the rear garden and in turn leads to the kitchen.

The kitchen was refitted in 2024 with a comprehensive range of units with timber effect worktops and cream doors. Fitted appliances include a four-ring hob, dishwasher, stainless steel hood and double oven.

On the first floor there are three bedrooms, with two being interlinked.

OUTSIDE

To the rear of the property is an area of garden laid to lawn, with an outbuilding, patio, covered seating area, and oil tank, whilst adjoining is parking for four vehicles.

SITUATION

Located in the sought-after village of Queen Camel, it offers a thriving community with a church, primary school, shop, and pub, and lies just seven miles north of Yeovil.

A wide range of day-to-day amenities can be found in the nearby towns of Yeovil and Wincanton, including supermarkets, leisure facilities, and healthcare. The area is particularly well served for education, with highly regarded local primary schools as well as excellent secondary and independent options, including Sherborne School, Sherborne Girls, Hazelgrove, and Millfield.

The historic market town of Sherborne is close by, famed for its abbey, castle and characterful architecture. It offers excellent schools, independent shops, cafés and restaurants.

Queen Camel is surrounded by unspoilt countryside, yet enjoys excellent connectivity via the A303. Mainline rail links are available from Sherborne to London Waterloo and from Castle Cary to London Paddington, making the location ideal for both family life and commuting.

DIRECTIONS

What 3 words: ///upon.assembles.labels

SERVICES

Mains water, electricity and drainage. Oil-fired central heating.

Broadband - Broadband is available.
Mobile signal/coverage - There is mobile coverage in the area. Please refer to Ofcom's website for more details.

MATERIAL INFORMATION

Flood Risk: High. This property did flood in 2023, as did many properties in the village.

Grade II Listed

The property lies within a conservation area.

Council Tax Band: D
Somerset Council 01935 462462

Photos taken: 13 Aug 2026







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Approximate Area = 1514 sq ft / 140.6 sq m

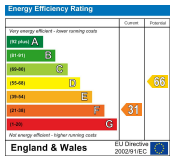
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Symonds & Sampson. REF: 1503799







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