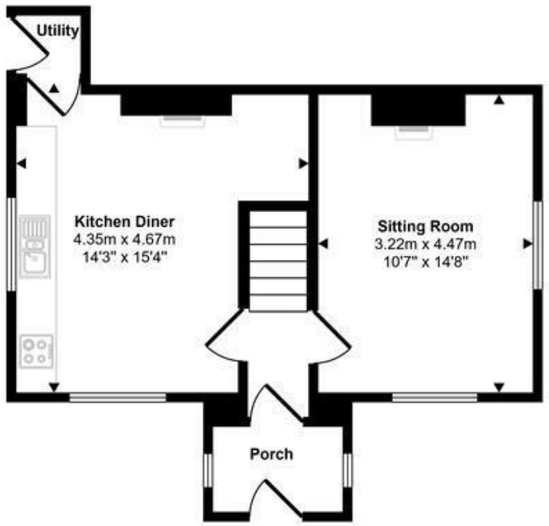
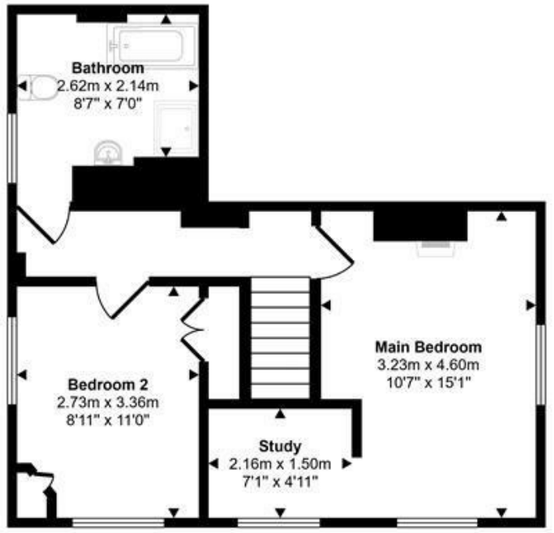
Approx Gross Internal Area
82 sq m / 887 sq ft



Ground Floor
Approx 39 sq m / 420 sq ft

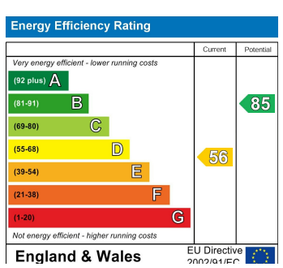


First Floor
Approx 43 sq m / 467 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Sally Lovells Lane
Yenston

Guide Price
£360,000

A charming character cottage with two good sized gardens, parking for four vehicles and beautiful views across the surrounding fields. Set down a quiet country lane within the peaceful hamlet of Yenston, this delightful home provides characterful and well-proportioned accommodation, within close proximity of Templecombe Railway Station.

Dating back to before 1900, the property is full of period charm and has been carefully improved by the current owners, who have installed an electric boiler and landscaped the gardens. The accommodation includes a porch, a sitting room with fireplace, a kitchen dining room with bespoke wooden kitchen and wood burner, and a boot room. There are two double bedrooms, both dual aspect, with a dressing room or study leading from the main bedroom, together with a modern family bathroom. The property also benefits from double glazed sash windows. Outside, there is parking for four vehicles and two good sized gardens to the east and west, one enjoying views over the fields and the other attractively landscaped. With its idyllic setting, the cottage would also make an ideal holiday let.

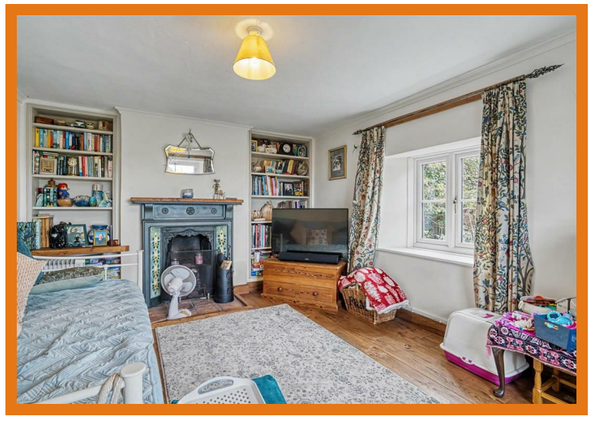
Sally Lovells Lane enjoys a peaceful rural position surrounded by open fields, while the nearby village of Henstridge offers everyday amenities. Templecombe Railway Station provides services to London Waterloo and Exeter St Davids, making the location particularly convenient for commuters and those needing wider transport links.













The Property

Inside
Ground Floor
The property is approached from the front via a garden gate and path leading to the porch. The front door opens into the porch, which leads through to a small hallway with stairs rising to the first floor and doors to the sitting room and kitchen dining room. The sitting room has a window to the front and a feature fireplace, with built-in shelving to either side and wooden flooring. The kitchen dining room is the heart of the home and is fitted with a range of bespoke wooden units, with work surfaces and a sink and drainer set beneath the window. There is open shelving, wooden flooring and ceiling downlights. The brick fireplace with wood burner forms a lovely focal point, and there is ample space for a family dining table. A door leads through to the boot room, which provides a practical space for coats and boots and gives access to the outside.

First Floor
Stairs rise to the landing with doors leading off to both bedrooms and the bathroom. The main bedroom is a good sized double room with dual aspect windows enjoying views over the fields. It also has the benefit of a dressing room, which could equally be used as a study or home office. Bedroom two is a further good sized double room, also dual aspect, with a built-in cupboard. The family bathroom is fitted with a modern suite consisting of a freestanding roll-top bath, a separate shower enclosure, a wash hand basin set within a vanity unit and a WC, with a chequered tiled floor.

Outside
Gardens
The cottage benefits from two good sized gardens. The eastern garden enjoys beautiful views across the neighbouring fields and has a patio seating area and a log store. The western garden has been landscaped by the current owners and is laid mainly to lawn, with a gravelled seating area and borders planted with a mature range of shrubs, enclosed by hedging and fencing. Truly a peaceful garden to relax in and enjoy the countryside surroundings.

Parking
The property is approached over a paved parking area in front of the eastern garden, which provides space to park two cars comfortably. There is additional space for further vehicles near the patio seating area, giving parking for four vehicles in total.

Useful Information
Energy Efficiency Rating D
Council Tax Band C
Double Glazed Normal and Sash Windows
Electric Central Heating
Mains Drainage
Freehold
Vendor Suited

Location and Directions
Yenston is a peaceful hamlet on the Somerset and Dorset border, surrounded by open countryside. The nearby village of Henstridge offers a village shop, post office, pubs and a primary school. Templecombe Railway Station is close by, providing direct services to London Waterloo, making it an excellent choice for commuters. Well positioned for road links, Yenston offers easy access to the A30 and A303, connecting to the South West and London, as well as nearby towns such as Sherborne, Wincanton and Sturminster Newton. Surrounded by attractive countryside, it offers a balance of convenience and access to rural walks.

Postcode – BA8 0NE

What3words – deprives.arch.stunner

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.