



£399,950

At a glance...



3



1



2

EPC

A

COUNCIL
TAX

D

**holland
& odam**

The Old Bakery
Cherry Pie Lane
Sparkford
Yeovil
Somerset
BA22 7AT

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From the Market Square, turn left onto Broad Street, into North Street and at the mini roundabout take the 2nd exit onto Horse Mill Lane. At the T junction, turn right onto the A3151. Follow this until you reach the staggered junction, then turn left onto the A372. At Podimore roundabout, take the 2nd exit onto the A303. After approximately 5 miles take the A359 signposted Sparkford, then turn left onto The Avenue and after 150 yards turn right onto Cherry Pie Lane. The property will be found on the right hand side.

Services

Mains electricity, water and drainage are connected. Air Source central heating system, with solar panels and wood burner.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Sparkford is a well located village with amenities including a church, village hall, recreation ground and local public house 'Sparkford Inn'. Positioned just off the A303 which links London with the South West, there is a convenient petrol station and shop on the outskirts of the village and nearby are renowned prep schools and public schools including Hazelgrove, Sherborne, Leweston and Millfield.

Insight

Combining the charm and character of a period home with exceptional modern energy efficiency, this property is believed to be around 100 years old yet boasts an impressive EPC A rating. With solar panels, air source heating and triple glazing, the home also offers versatile 2/3 bedroom accommodation, a south-west facing garden, garage and driveway, all positioned along the sought-after Cherry Pie Lane.

The accommodation begins with an entrance porch opening into the fitted kitchen, which includes an integrated washer/dryer and dishwasher, together with a recessed space for a fridge.

A particularly versatile ground-floor room is currently used as a home office but could equally provide a third bedroom, guest suite or additional reception room. With its own en-suite shower room, this flexible space is ideal for those working from home, visiting guests or buyers seeking the convenience of ground-floor bedroom accommodation.

The impressive living/dining room is a generous and sociable space filled with character. A substantial fireplace with inset wood burning stove creates a striking focal point, while French doors open directly onto the rear garden, bringing in plenty of natural light and creating a seamless connection between the home and garden. Upstairs are two well-proportioned double bedrooms together with the family bathroom, providing comfortable and practical accommodation.

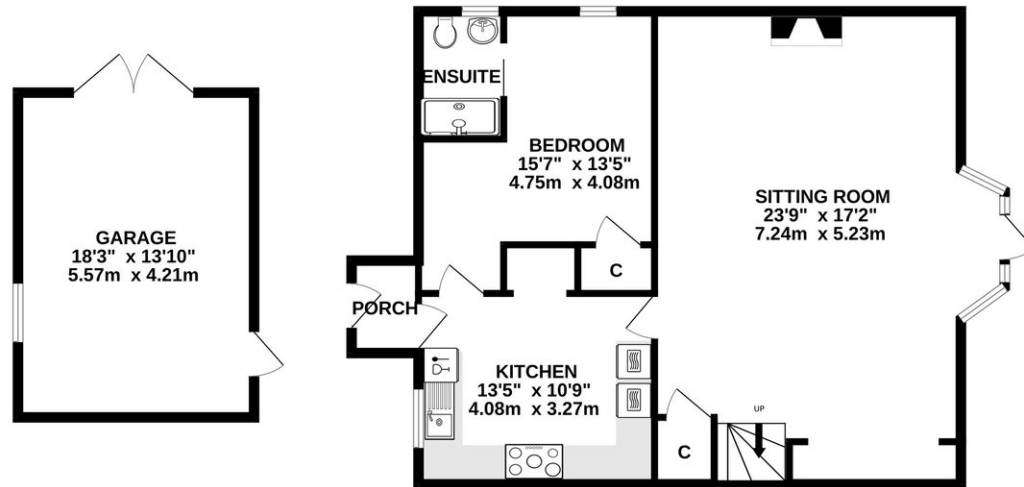
Outside, the south-west facing rear garden provides an attractive space for relaxing and entertaining while enjoying the afternoon and evening sun. The property also benefits from rear access, a private driveway and a generous single garage, providing both off-road parking and useful additional storage.

For buyers seeking character without compromising on modern efficiency, this is an unusual opportunity to acquire an established home offering period appeal, flexible accommodation and an exceptional EPC A rating.

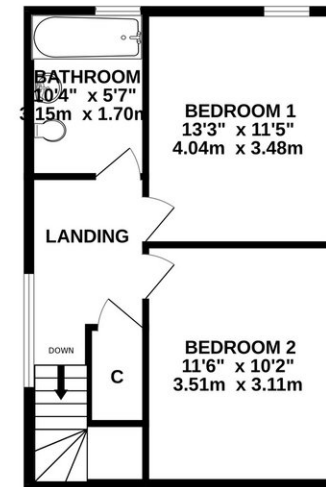
- Character home dating back approximately 100 years
- Exceptional EPC A rating
- Solar panels, Air source heating and Triple glazing
- Flexible 2/3 bedroom accommodation
- South-west facing garden
- Garage and driveway parking
- Quiet lane position



GROUND FLOOR
1082 sq.ft. (100.6 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 1540 sq.ft. (143.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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