



Jessamine Cottage

College, East Chinnoek, Somerset BA22 9DY

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A pretty, two bedroom period cottage with idyllic gardens in a charming village location.

- Period Features inc. Stone Mullion Windows
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room & Separate Utility
- Two Double Bedrooms
- Large Bathroom With Bath & Separate Shower
- Potential for Loft Conversion (Subject to PP)
- Private Garden with Studio

OFFERS IN EXCESS OF £350,000

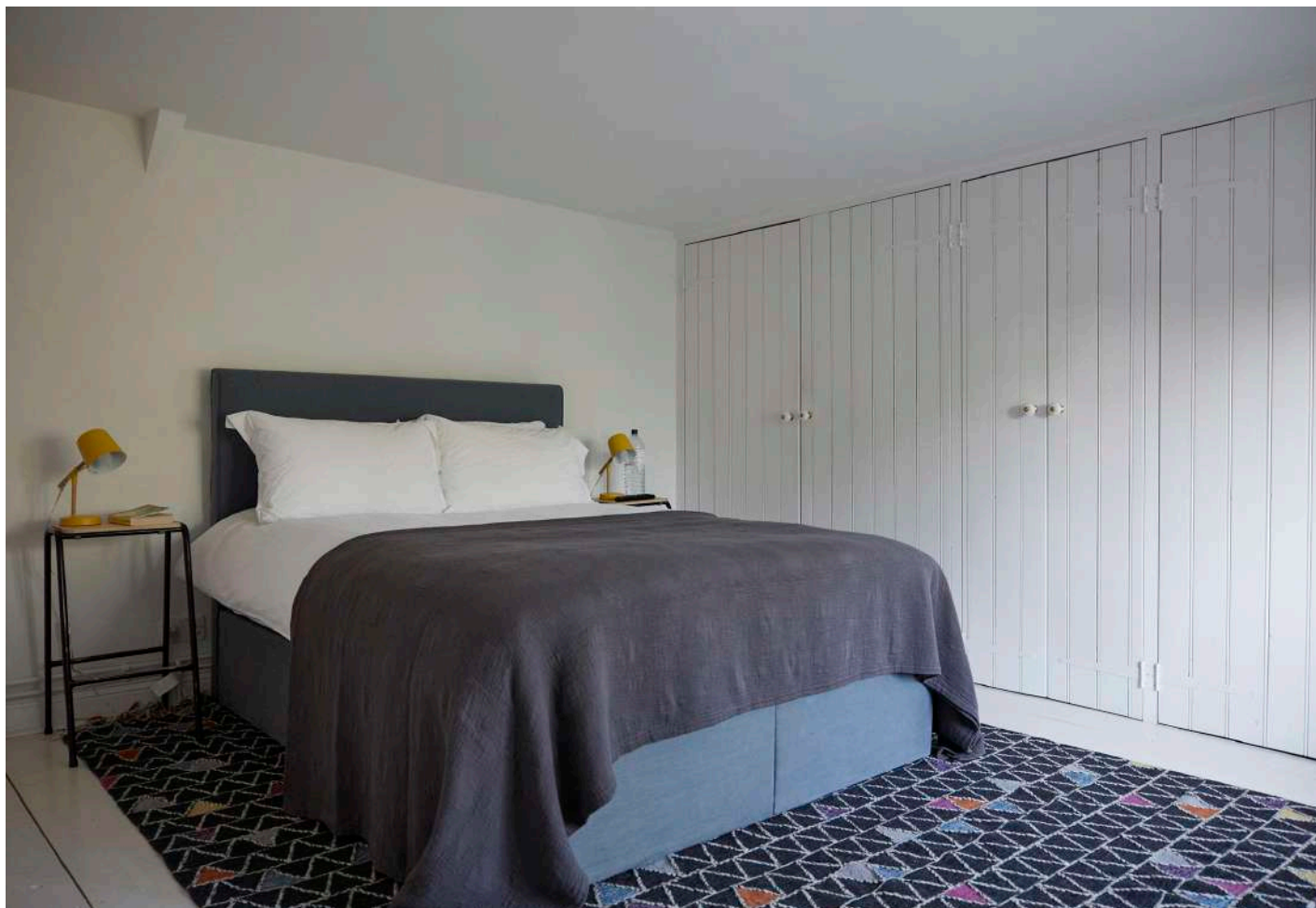
THE AGENT SAYS...

Jessamine Cottage is a beautiful Grade 2 listed double-fronted cottage (ca. 1750) with Hamstone elevations under a slate roof. A particular feature of the property is the beautiful wrap-around garden (partially walled) which has a useful modern studio building, currently used for home exercise. The house has been immaculately maintained by the current owners (after an exhaustive renovation by the previous owners) and recent updates include: a new boiler; new electric circuit; re-sealing the back wall and tanking (inside and out); re-decoration; and a full service of the plumbing.

THE PROPERTY

A storm porch protects the entrance from the elements and leads into the hall. The sitting room has a simple fireplace with an inset multi-fuel stove and built-in cupboards either side. The dining room has a more ornate fireplace, also with multi-fuel stove, an under-stairs cupboard, and door through to the kitchen. The kitchen





has a tiled floor, range of fitted base units, wall shelves, pantry, space for a fridge-freezer, and room for a small dining table. There is a modern electric AGA and 'Domino' LPG two-burner hob. A door leads off the kitchen to a small utility/boot room (with plumbing) which opens to the garden.

On the first floor there are two double bedrooms with long range views at the front. Bedroom one has built-in wardrobes and bedroom two has a fireplace and loft access. The bathroom is a great size with a freestanding bath, separate shower, and eaves storage.

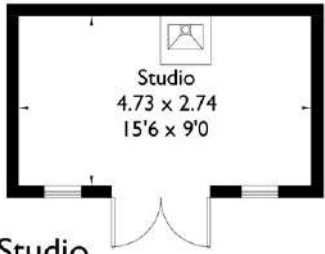
OUTSIDE

The property is approached by a footpath flanked by quintessential cottage garden borders. Adjacent to the property is a sheltered area under a vine-clad pergola which gives way to an area of well-maintained lawns. The garden is partially walled and surrounded by attractive cottage style beds and borders. There is also a stone-built former privy. The wooden studio has power, lighting, and a small solid-fuel stove for warmth in the winter.

SURROUNDING AREA

East Chinnock is a small village set at the foot of East Chinnock Hill. The village has a church and pub and is roughly equidistant between the market town of Crewkerne and the regional centre of Yeovil. Both towns have facilities catering for most daily needs including supermarkets (Waitrose in Crewkerne). Yeovil has a cinema complex and theatre. There are also railway stations in both towns with regular services to London Waterloo (and also to Bath/Bristol and the south coast from Yeovil). North of Yeovil there is access onto the A303 which links to London and the Home Counties.



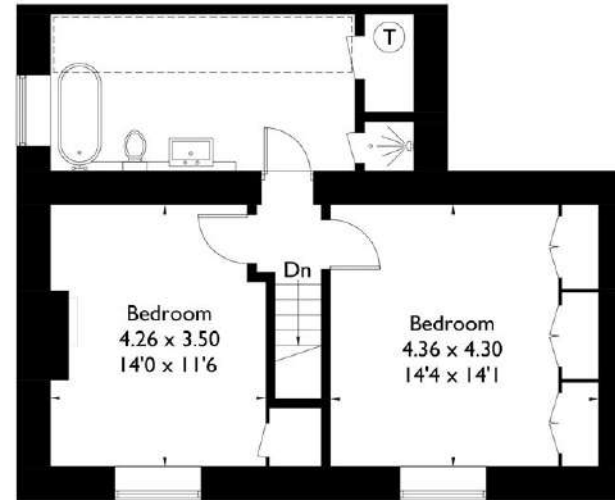
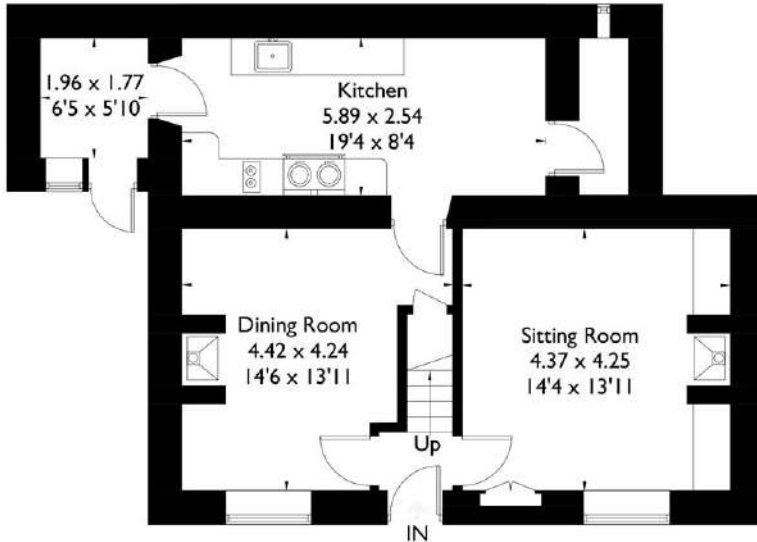


Approximate Gross Internal Area = 121.8 sq m / 1311 sq ft
 Studio = 13.1 sq m / 141 sq ft
 Total = 134.9 sq m / 1452 sq ft



= Reduced headroom below 1.5m / 5'0"

Studio
 (Not Shown In Actual Location / Orientation)



Ground Floor

First Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 177157

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

DIRECTIONS

From Yeovil take the A30 in a westerly direction passing through the village of West Coker and into East Chinnock. Take the second turning on the right into College and park in this lane. The pedestrian entrance into Jessamine Cottage will be found on your left-hand side just after the driveway to Willow Bank.

SERVICES

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

LOCAL AUTHORITY

South Somerset District Council - Band D

ENERGY PERFORMANCE CERTIFICATE

Current Rating -

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