

Long Street

Yeovil, BA22 7AZ

COOPER
AND
TANNER



£475,000 Freehold

Discover the rural charm of this well presented two-bedroom detached period cottage, located in the quiet environment of Galhampton

Long Street Yeovil BA22 7AZ

 2  1  2 EPC F

£475,000 Freehold

DESCRIPTION

Discover the rural charm of this well presented two-bedroom detached period cottage, located in the quiet environment of Galhampton. This residence promises not only a comfortable living space with two double bedrooms but also having the potential for expansion, with planning permission already granted for an additional three bedrooms. Setting the stage for a bespoke living space once the work is undertaken by a prospective purchaser.

The property sits on a substantial plot, enveloped by a large garden that is located next to an approximate 5 acres of land that ensures your privacy and a connection with nature that is increasingly rare to find. Importantly, this sprawling acreage will remain untouched, preserving the views and exclusivity for a new owner.

Separate to the main residence is a studio annex/outbuilding, a versatile space that has previously functioned as a holiday let. This annex serves as more than just a potential rental space, offering flexibility as additional living quarters to the main residence. Whether it's a guest suite, a home office, or a creative studio, this annex adapts to your needs.

Stepping into the heart of the home, and you'll be greeted by the warmth of period features as well as modern comforts. The living spaces provide a timeless appeal, with fireplaces and characterful details that create an inviting atmosphere. The well-appointed kitchen and main reception area provide a perfect setting for gatherings.

As you explore the outdoors, the property reveals a dedicated car port which ensures your vehicles are sheltered, while the driveway and allocated parking space offer convenience for you and your guests. These features, coupled with the surroundings, contribute to the functionality that this unique cottage provides.

In essence, this two-bedroom period cottage is a canvas of possibilities and located in a very sought after area. From the location, to the potential for expansion, this residence invites you to create your own story in an inviting setting. Call today to arrange a viewing and discuss the possibilities of making this home your own.

AGENTS NOTES

Planning permission has been granted for the construction of three additional bedrooms to the existing footprint of the home , transforming this into a five-bedroom residence with outbuilding potential for multiple purposes.

The neighbouring land is not included in this sale.

The proposed extension plans can be seen on the floorplan section online or by contacting us directly via telephone/email.

TENURE

Freehold

COUNCIL TAX BAND

D





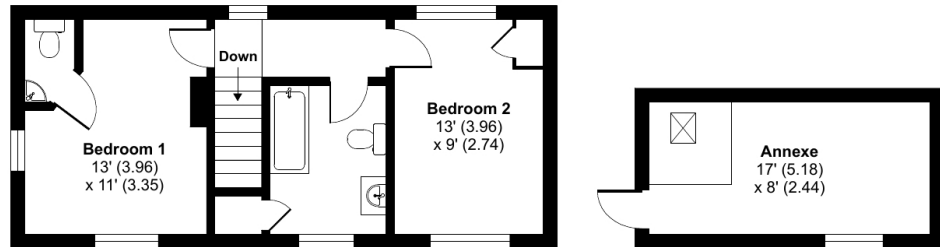
Long Street, Galhampton, Yeovil, BA22

Approximate Area = 992 sq ft / 92.2 sq m

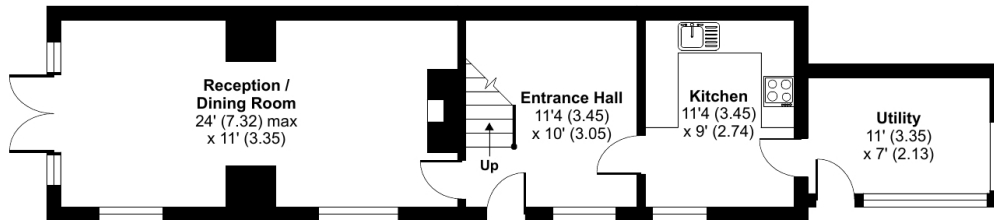
Annexe = 136 sq ft / 12.6 sq m

Total = 1128 sq ft / 104.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Cooper and Tanner. REF: 1079039

CASTLE CARY OFFICE

Telephone 01963 350327

Fore Street, Castle Cary, Somerset BA7 7BG

castlecary@cooperandtanner.co.uk

COOPER
AND
TANNER

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

