

High Street

Yeovil, BA22 7JQ

COOPER
AND
TANNER



£250,000 Freehold

An attractive cottage on the outside and a truly unique open plan space on the inside. A rare opportunity to acquire this attractive detached building in good condition with permitted development rights to convert to a residential house offering double height ceilings private garden and private driveway for three cars .

High Street Yeovil BA22 7JQ

 3  1  2 EPC TBC

£250,000 Freehold

DESCRIPTION

Originally a residential cottage, this property was extensively refurbished to a high standard in the 1980s and was used as offices until recently. The unique internal configuration of this building currently offers double height pitched ceilings with a large gallery and further ancillary rooms at ground and first floor. The extensive open nature of the internal space provides a blank canvas to offer a number of conversion options. The owner has put together a number of plans, from a more traditional 3 bed 2 bath layout to a more contemporary open plan configuration. There is also potential for a side extension at the rear, subject to obtaining the necessary consents.

From the outside, this attractive cottage is set back from the road and has consent for a new access directly from the High Street to provide a private driveway and parking for three cars with gardens to both front and rear. The property is available to be purchased with the benefit of change of use, to a cash purchaser with no related sale.

Sparkford is a popular village situated between Castle Cary and Yeovil, which includes a church, a good pub and easy access to the A303. Castle Cary, located approximately 5 miles to the north, offers a range of shopping and professional facilities, with an Inter-City train service to London Paddington. Yeovil,

approximately 8 miles to the south, offers a larger range of shops and amenities. In addition the area offers a number of highly regarded independent schools within easy reach such as Hazlegrove, Kings Bruton and Millfield.

Approaching Sparkford from Castle Cary, passing the Haynes International Motor Museum on the right, proceed to the junction and turn right. Continue into the village, as the road bends around to the left, the property can be found on the left hand side behind Rose Cottage and beside the former Haynes Publishing site (access to the property at present is via the car park for this site).

TENURE

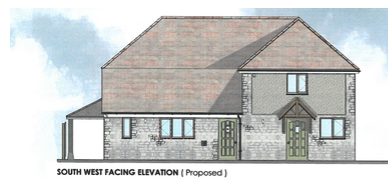
Freehold

COUNCIL TAX BAND

Deleted

EPC

Property currently has a commercial EPC with a G Rating





KEY:

- Existing Vegetation
- Existing Trees
- Paths/Driveways
- Existing Fence (1.8m/2.0m/2.5m)
- Existing Stone Garden wall
- Existing Metal Security Fence
- Existing gateposts
- Existing Lamp post/lighting point
- Existing Parking Spaces
- Proposed New Trees
- Proposed new Landscape Buffer
- Proposed Existing Metal Edge Fence (to match Existing Fence)
- Proposed Stone Fence Boundary (to match Existing Boundary)
- Proposed New Garden wall (to match Existing Garden wall)
- Proposed New Garden Gate

Proposed Area of existing trees highlighted in the original plan and area of new trees highlighted in green. All new trees to be planted within 10m of the existing or proposed garden wall or fence to be 1.8m, 2.0m or 2.5m as appropriate.

Rev	Date	Description	By
A	19/02/21	Design updated to full site conditions	A.B

boon brown

Studio: 11 High Street, Sparkford, BA22 7JY
 Tel: 01454 43800
 Email: info@boonbrown.com
 Website: www.boonbrown.com

Project:
 Woodbine,
 High Street,
 Sparkford,
 BA22 7JY
Client:
 WestCoast Development LTD

Drawing Title:
 Woodbine
 Proposed Site Plan

Scale	Date
1:200 @ A3	19/02/21

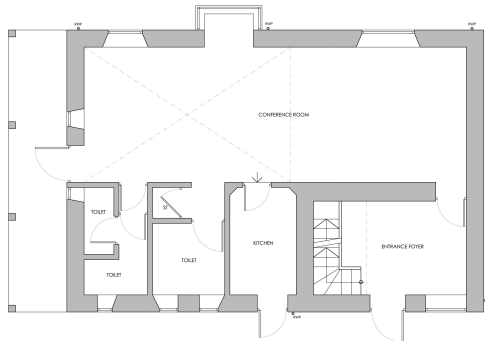
Drawn	Check
A. Bryant	M. Payne

DWG No.	Rev.
4303 - PL02	A

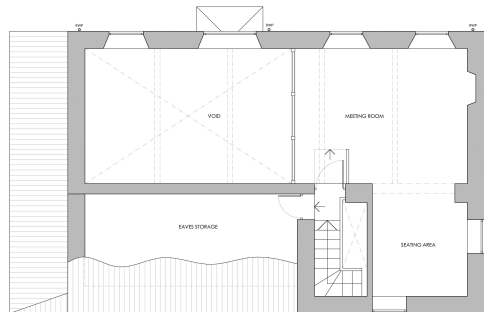
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- All right alterations to any part of the existing design must be clearly marked on the drawings.
- Where any change to the existing construction is proposed, the drawings must be clearly marked with the proposed work to be done.
- All dimensions are in millimetres, unless otherwise stated.
- Dimensions are given to the centre of lines unless otherwise stated.
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GROUND FLOOR G.A PLAN (Existing)



FIRST FLOOR G.A PLAN (Existing)

Rev	Date	Description	On

boon brown

Address: Tanager House
 15, South End, London, SE1 7JY
 Telephone: 020 7454 4545
 Email: info@boonbrown.com

Project:
 Woodbine,
 High Street,
 Sparkford,
 BA22 7JJ

Client:
 WestCoast Development LTD

Drawing Title:
 Woodbine
 Existing Floor Plans

Scale: 1:50 @ A1 Date: 08/04/24

Drawn: A. Bryant Checked: C. Duff

DWG No.: 4303 - PL102 Rev: -

©COPTAN

Scale bar: 0 1000 2000

CASTLE CARY OFFICE
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