



Limington, Yeovil

****Vendor Suited**** A charming detached country cottage with gardens and paddock extending to about 2.80 acres.

Set within a peaceful village setting with a public house 0.5 miles away from the property, surrounded by open countryside and enjoying a wonderfully quiet position with no main roads nearby, this beautifully restored detached cottage offers an appealing blend of character, space and practicality. The property benefits from generous parking and two garages. There are four double bedrooms and two bathrooms, making it well suited to family life and relaxed country living.

The current vendor acquired the adjoining paddock, which wraps around the cottage and extends to the rear, creating a total land area of approximately 2.80 acres. This additional land enhances both privacy and lifestyle potential, offering space for animals, recreation or simply enjoying the open rural outlook.

Inside, the cottage has been carefully restored and extended in recent years to retain its period charm while providing comfortable and flexible accommodation. Features such as flagstone floors, exposed beams, internal stonework, fireplaces and window seats are complemented by light-filled rooms and a layout that works well for modern living. Set within south-facing gardens and enjoying excellent access to Ilchester, Yeovil, Sherborne and the A303, the property offers a rare opportunity to enjoy countryside surroundings without sacrificing convenience.





The Property

Inside

The accommodation including the attached garage extends to approximately 2,127 sq. ft and enjoys a good level of natural light throughout, with many rooms benefitting from dual aspects and attractive views across the garden and paddock.

On the ground floor, the property offers three reception rooms, providing flexibility for family living, entertaining or working from home. These include a charming sitting room rich in character, a separate family room and an inner hall leading to a useful home office or study area. Character features are evident throughout, creating a warm and welcoming atmosphere.

At the heart of the cottage is a handmade bespoke shaker-style kitchen and dining room, designed to be both sociable and practical. The kitchen is fitted with thoughtfully designed units topped with solid oak work surfaces and complemented by a ceramic Belfast sink. Integrated appliances include a dishwasher and fridge, while a large Rangemaster electric double oven and hob with matching cooker hood form a focal point. Inset feature ceiling lighting enhances the sense of space and warmth. French doors open directly onto the rear south-facing garden, allowing natural light to pour in and creating a seamless connection between the kitchen, dining area and the outdoors, ideal for everyday family life and entertaining.

Also on the ground floor is a utility room incorporating a shower room with shower cubicle and WC, providing excellent practicality for country living.

On the first floor there are four well-proportioned double bedrooms. The principal bedroom is a particular highlight, featuring a vaulted ceiling and enjoying lovely south-facing rural views across the property's own paddock. The remaining bedrooms are served by a generous family bathroom fitted with both a roll-top bath and a separate shower cubicle. There is also access to a sizeable loft area offering useful storage.

Outside

To the front of the property there is a private driveway providing parking for several vehicles, which in turn leads to an attached garage. In addition, there is a further single garage positioned to one corner of the paddock, together with road access into the field, offering excellent flexibility for storage, vehicles or hobbies.

The cottage sits within lawned gardens extending to approximately 0.16 acres. The gardens are enclosed by estate iron railings and feature mature hedging, trees and wide borders, creating an attractive and private setting.

To the rear, the garden enjoys a lovely south-facing aspect and has been designed to make the most of the outlook across the land. A raised decking area with pergola detailing and rope and timber edging provides an ideal outdoor entertaining space, perfect for relaxing, dining and enjoying views across the paddock.

Wrapping around the cottage and extending to the rear is the property's paddock, measuring approximately 2.64 acres. This additional land enhances the sense of space and privacy and offers excellent potential for equestrian, lifestyle or recreational use, while remaining easily accessible from the house.

The property also benefits from a private outdoor shower located to the side of the house.

Location

Limington lies within the South Somerset countryside and enjoys a peaceful rural setting with the advantage of having a public house (The Lamb and Lark Inn) within walking distance. The village of Ilchester is around the corner by car, Ilchester offers a selection of shops, public houses, cafés and restaurants, along with a village shop, petrol station and medical facilities, and benefits from a strong sense of history and community.

The surrounding area is particularly well regarded for its choice of its prep and independent schools, with a number of well-known schools within easy reach, making

the location appealing for families. Further facilities can be found in the nearby towns of Sherborne and Yeovil. Sherborne is known for its attractive Abbey town centre and mainline railway station with direct services to London Waterloo, making it a popular choice for commuters.

Yeovil is also close at hand and provides a wider range of shopping, leisure and employment opportunities, including high street retailers, supermarkets, cinemas, leisure facilities and business parks. The town also benefits from good transport links, further enhancing the convenience of the location. In addition, excellent road connections are provided by the nearby A303, allowing easy travel further afield while still enjoying the benefits of country living.

Useful Information

Tenure: Freehold

Council Tax Band: E

EPC Rating: D

Mains Drainage, Oil Fired Central Heating, Double and Secondary Glazing

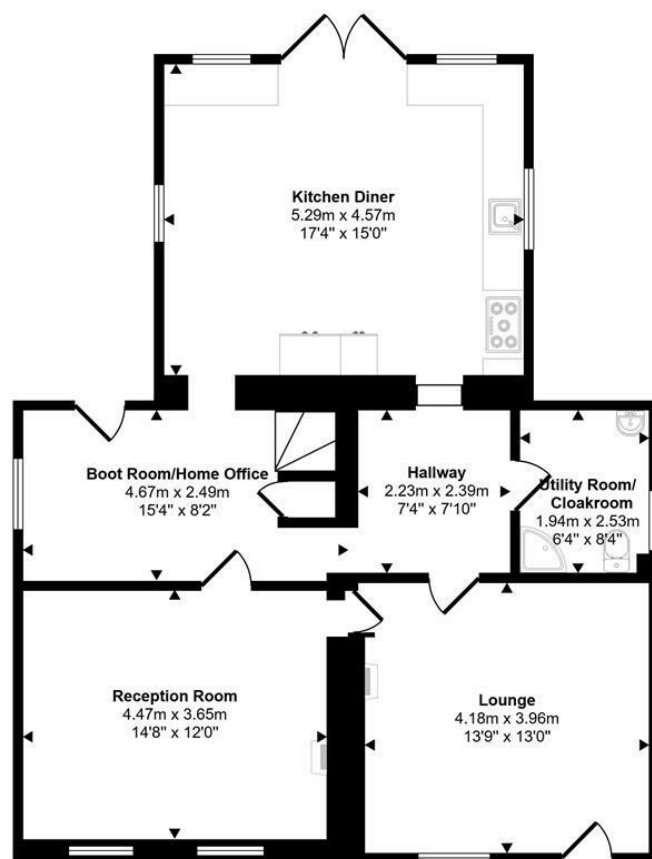
Overage:

The paddock is subject to a 30% overage agreement in relation to any development for a period of 25 years from 2024.

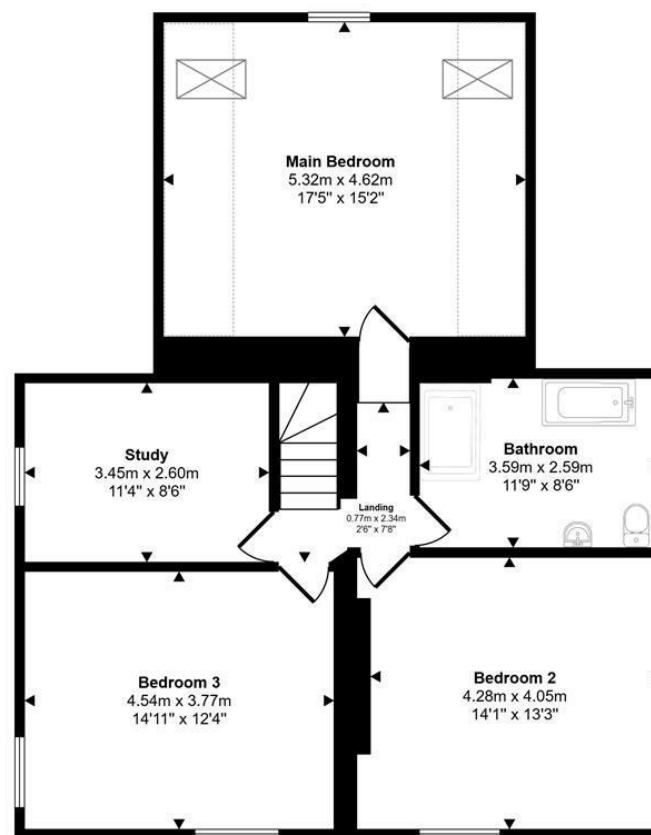
The exception to this, with no penalty, is the construction of stables, barns, sheds or other agricultural or equestrian buildings for personal use, together with the construction and laying of a driveway for a right of way serving the property for agricultural or equestrian purposes only.




Approx Gross Internal Area
178 sq m / 1912 sq ft



Ground Floor
Approx 87 sq m / 940 sq ft



First Floor
Approx 90 sq m / 972 sq ft

 Denotes head height below 1.5m

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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