



# A charming listed Grade II period stone house

**Yew Tree Cottage, Church Path, Queen Camel, Somerset, BA22 7NX**

Freehold





Charming listed Grade II period stone house and gardens in this most picturesque of locations.

Reception hall, Sitting room, Dining room, Study, Kitchen/ breakfast room with 4 oven Aga, Utility room, Cloakroom  
Principal bedroom with en suite shower room, 3 further bedrooms, Family bathroom

Private driveway with ample parking, Garaging for 5 cars, terracing, Lawn with mature landscaped gardens, Pond with terrace, Lovely views to the church



**Tenure:** Freehold

**Local authority:** South Somerset District Council, The Council Offices, Brympton Way, Yeovil, Somerset BA20 2HT.  
Tel 01935 462462.

**Postcode:** BA22 7NX

**Viewing:** Strictly by appointment with Savills.









### Description

Yew Tree Cottage is situated on a most attractive cobbled no-through road adjacent to the fine parish Church of St Barnabas. The house is likely to date back to the 17th century and accordingly has a wealth of period features including flagstone and stripped wood floors, open fireplaces and exposed ceiling timbers and has undergone a complete refurbishment in the last ten years together with the addition of a superb sympathetic extension providing the perfect link between period character and modern living styles. A flagstone hallway draws the eye from the front to the back of the property with the two main reception rooms being either side, both of which have wonderful flagstone fireplaces, timber framed walls and exposed ceiling timbers typical of a building of this age. To the rear of the original house is a study with tiled floor and views over the garden and a useful utility room. To the rear of the main house is an outstanding single storey extension providing a well appointed kitchen with 4 oven Aga, space for dining and a seating area overlooking the mature landscaped gardens. On the first floor is a principal bedroom with en suite, a further double bedroom and separate bathroom. On the second floor are two further bedrooms.

### Accommodation

Please see floor plans.

### Outside

The property is approached via the cobbled Church Path which is most attractive and bordered on both sides by period stone properties leading to the fine parish church. The private gravelled drive from the lane opens out to provide ample parking and access to excellent garaging and workshop space. The gardens are found mostly to the rear of the property facing in a southerly direction, with a good size terrace wrapping around the single storey kitchen extension, bordered by a pretty stone wall with steps up to the main lawn. The garden has been thoughtfully designed and landscaped, is fully enclosed and level and mature shrubs, borders and trees provide seclusion on the boundary. From the garden there are lovely views towards the church tower.









### Situation

Queen Camel is a thriving community with a church, village hall, pre-school, primary school, health centre and a number of local amenities including a shop/post office and public house. The area is very well served by independent schools including Millfield, Bruton, Hazlegrove, Sherborne and the Taunton schools. Sporting facilities include golf at Windwhistle, Sherborne, Taunton and Yeovil, water sports are available on the Sutton Bingham Reservoir and the Dorset coast. Horse racing at Taunton, Bath, Wincanton and Exeter. The local towns of Yeovil, Sherborne and Taunton are all easily accessible for wider requirements and for transport links there are mainline services from Sherborne to London Waterloo (2 ¼ hours) and from Castle Cary to Paddington (90 minutes). Bristol and Exeter Airports are both about an hour's drive.

### Directions

From Sherborne take the B3148 and continue for about 5 miles until the junction with the A359, turning right to Marston Magna. Continue on this road through the village of Marston Magna into the village of Queen Camel. Proceed through the village and Church Path will be found on your right hand side. Drive down the cobbled Church Path and Yew Tree Cottage will be found at the end of the lane on your right hand side with plenty of space for parking and turning.

### Services

Mains water, electricity and drainage. Oil fired central heating. Electric 4 oven Aga. Please note that the working condition of any of the services or kitchen appliances has not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

### Agent's Note

We wish to inform prospective buyers of this property that the seller is related to an employee of Savills.









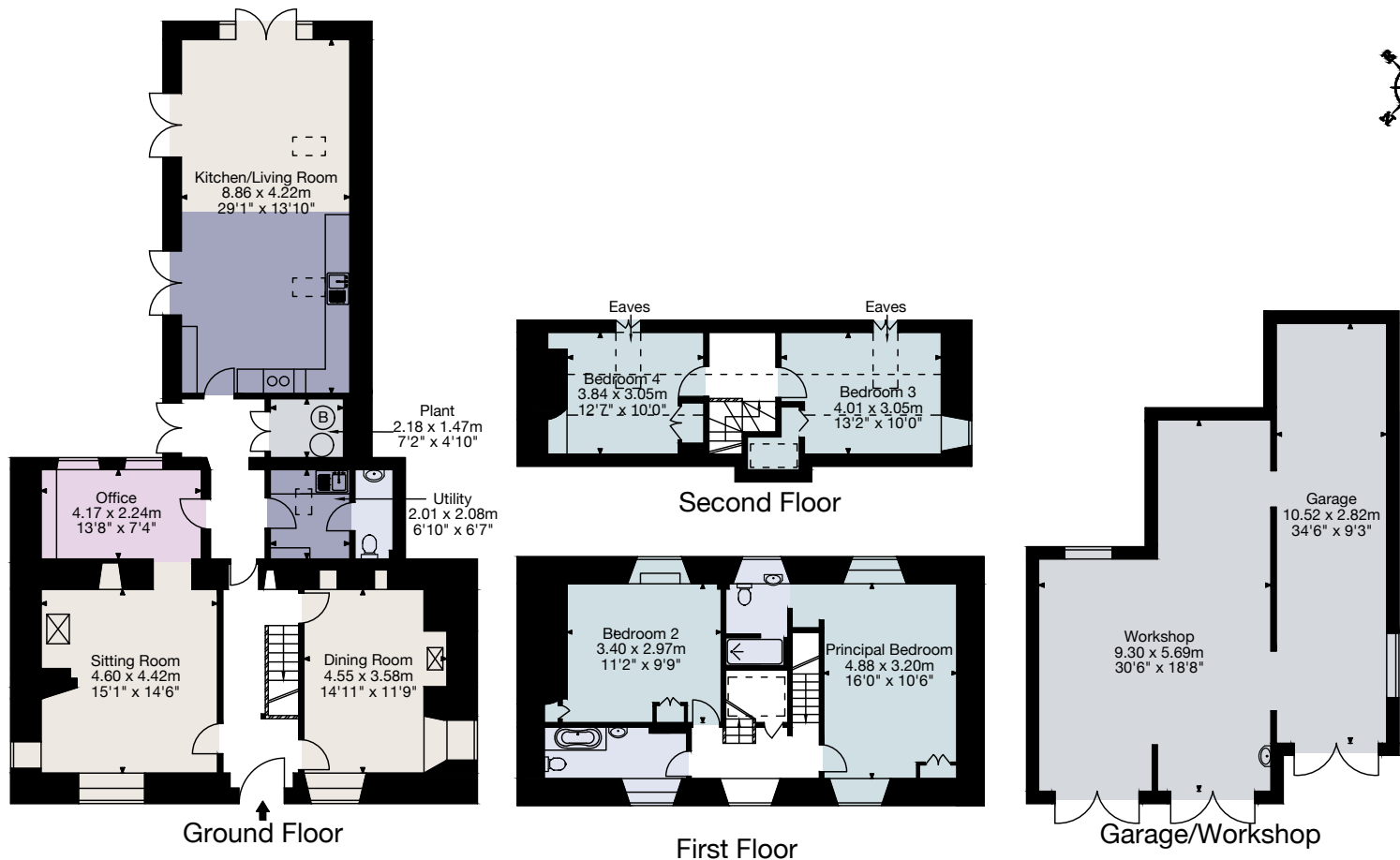
**Yew Tree Cottage, Church Path,  
Queen Camel, Yeovil, BA22 7NX**  
**Gross Internal Area (Approx)**  
**Main House** 198 sq m / 2,135 sq ft  
**Garage / Workshop** 74 sq m / 795 sq ft  
**Total Area** 271 sq m / 2,930 sq ft



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**Lizzie Ball**  
Savills Wimborne  
**01202 856 800**  
ljball@savills.com



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