



**Queen Camel**  
Yeovil

**Carter Jonas**



## CAMEL HILL COTTAGE QUEEN CAMEL YEOVIL BA22 7PL

Entrance Hall · Sitting Room · Snug · Conservatory  
Kitchen/Breakfast Room · Utility Room · Four  
Bedrooms · Family Bathroom · Double Garage  
Front and Rear Gardens

### DESCRIPTION

A characterful detached stone cottage offering an exciting opportunity for modernisation. Standing in a large plot with two garages, loosebox stables and kennel buildings.

This charming period cottage offers flexible living space, ideal for those looking to create a comfortable family home.

- Entrance hall.
- Sitting room with stone fireplace, providing a potential cosy and light-filled space.
- Snug with exposed stone walls – could be used as a hobby room or office.
- Kitchen/breakfast room fitted with a range of cabinets, a breakfast bar, and space for a dining table.
- Conservatory and utility room.

Upstairs, the first floor offers:

- Four bedrooms.
- Family bathroom with separate toilet.

### OUTSIDE

The property has a large front grassed area with a mature hedgerow set back which opens into the cottage gardens, with lawn and mature trees.

Parking is located to the front of two garages. There is a loosebox with one stable and a range of wooden kennel buildings.

In all approximately 0.72 acres.

**A RARE RENOVATION OPPORTUNITY. A FOUR-BEDROOM DETACHED STONE COTTAGE IN NEED OF SOME MODERNISATION, OCCUPYING A LARGE PLOT EXTENDING TO AROUND 0.72 ACRES WITH GARAGES AND OUTBUILDINGS**





#### FURTHER INFORMATION

- Oil fired heating (not tested).
- A private drainage system last surveyed in 2020.
- We understand the water supply to the property is shared with the adjacent landowner.
- Buyers are advised to make their own enquiries regarding the condition and functionality of all services.
- There is a footpath on the edge of the northern boundary.
- The property is sold subject to an overage agreement whereby the seller shall be entitled to receive 30% of any uplift in value resulting from the grant of planning permission for any use other than its existing use as a single residential dwelling. The overage obligation shall remain in effect for a period of 30 years from the date of completion. For further information, please contact our office.
- According to Ofcom, Ultrafast broadband is available. Mobile coverage is good outdoor and in-home on some networks.
- Council Tax Band F
- EPC Rating E

## ADDITIONAL INFORMATION

**Viewing:** Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

**Directions:** BA22 7PL

what3words:/// gets.landowner.freely

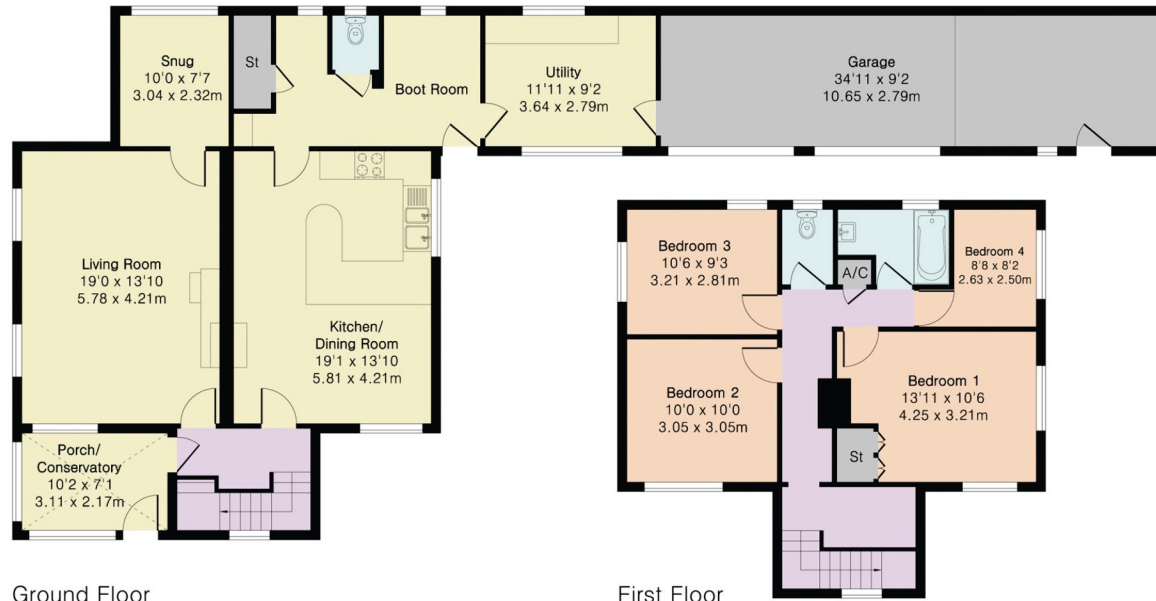




**Approximate Gross Internal Area 1984 sq ft - 184 sq m  
(Including Garage)**

Ground Floor Area 1369 sq ft – 127 sq m

First Floor Area 615 sq ft – 57 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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