



**Queen Camel**  
Yeovil

**Carter Jonas**

# **CAMEL HILL HOUSE QUEEN CAMEL YEOVIL BA22 7PL**

Entrance Hall · Sitting Room · Dining Room  
Kitchen/Breakfast Room · Study Area · Utility Room  
Four Bedrooms · Bathroom · Parking · Front and Rear  
Gardens · Adjoining Field

## **DESCRIPTION**

A characterful detached former farmhouse offering an exciting opportunity for modernisation to create a wonderful family home with flexible living space.

- Entrance hall
- Large sitting room with stone fireplace, providing a potential comfortable and light-filled space
- Dining room with stone fireplace
- Kitchen/breakfast room fitted with a range of cabinets, Aga, and space for a dining table
- Study area
- Cloakroom

Upstairs, the first floor offers:

- Four bedrooms
- Bathroom with separate toilet

## **OUTSIDE**

The property has large mainly grassed front and side gardens which wrap around the property to join a mature rear garden.

Parking is located to the front of the property.

Adjoining the rear is a large field.

In all approximately 2.64 acres.

**A SUPERB RENOVATION OPPORTUNITY - A DETACHED FORMER FARMHOUSE IN NEED OF SOME MODERNISATION, OCCUPYING A LARGE PLOT EXTENDING TO AROUND 2.64 ACRES WITH GARDENS AND FIELD**



#### FURTHER INFORMATION

- Oil fired heating (not tested)
- A private drainage system (not tested)
- 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 E
- EPC: TBC

#### ADDITIONAL INFORMATION

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

**Directions:** BA22 7PL

what3words:// turkeys.warp.decisive



**Approximate Gross Internal Area 2572 sq ft - 239 sq m**

Ground Floor Area 1402 sq ft - 130 sq m

First Floor Area 1170 sq ft - 109 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.

**Oxford 01865 511444**

oxford@carterjonas.co.uk

Mayfield House, 256 Banbury Road, Oxford. OX2 7DE

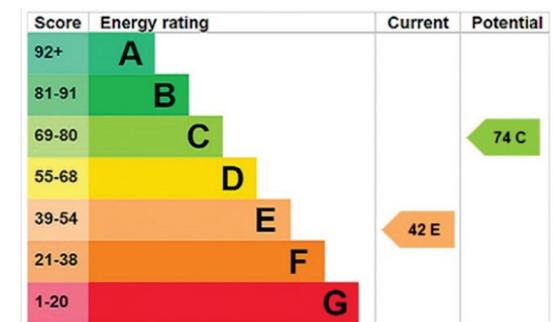
**carterjonas.co.uk**

Offices throughout the UK

A member of



**Carter Jonas**



#### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.