



**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

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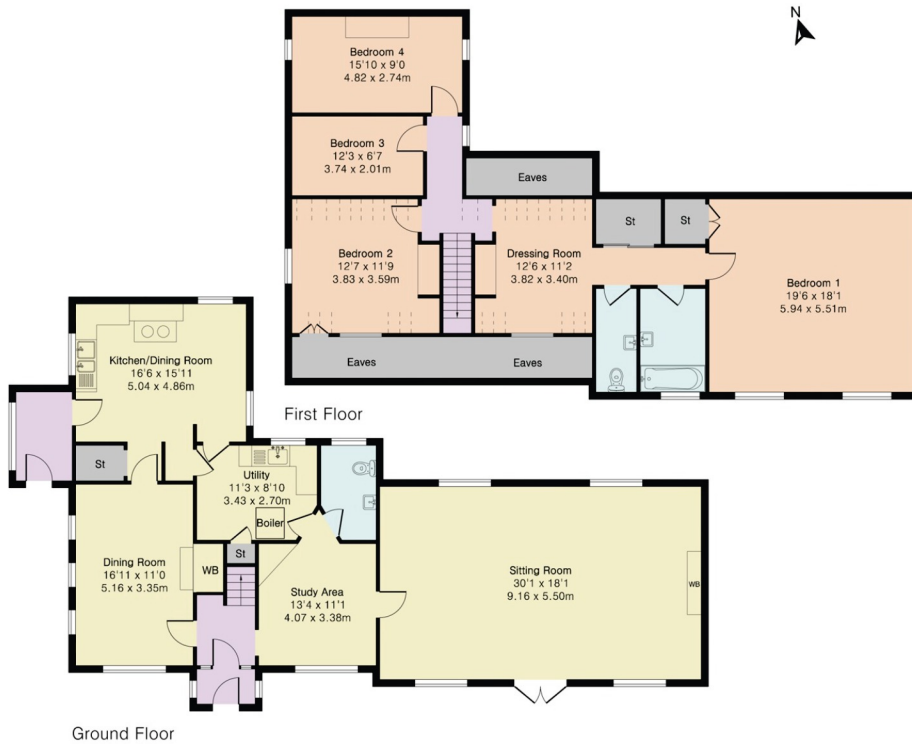




## Approximate Gross Internal Area 2572 sq ft - 239 sq m

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.

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81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

### IMPORTANT INFORMATION

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