



Woodview, Primrose Hill







Woodview, Primrose Hill

East Coker, Yeovil, Somerset, BA22 9NH

East Coker and Hardington Mandeville 1.25 miles. Yeovil 3.5 miles.

A well appointed and deceptively spacious, four bedroom detached bungalow set within beautiful gardens with far distant views, together with two large timber workshops/studios, in all approximately 1.1 acres. EPC Band D

- No Onward Chain
- Four Bedroom Detached Bungalow
- Two Large Timber Workshops/Studios
- Freehold
- Edge of Village Location
- Stunning Gardens
- Grounds of 1.1 acres
- Council Tax Band F

Guide Price £795,000

Stags Yeovil

4/6 Park Road, Yeovil, Somerset, BA20 1DZ

01935 475000 | yeovil@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

DIRECTIONS

What3words ///pylon.edicts.pokes

From Yeovil, head west along the West Coker Road (A30) towards Crewkerne past the BP M&S garage, and continue for 1.2 miles until you reach West Coker. From the centre of the village turn onto East Street by the butchers shop. Continue out of the village, forking left into Halves Lane, and continue until you reach the crossroads. Turn right into Primrose Hill and after approximately 300m the entrance gate to the property will be seen on the left, just before the bend.

SITUATION

Woodview is located in a fabulous rural yet accessible location between the historic villages of East Coker and West Coker. Within walking distance, West Coker offers a doctor’s surgery with dispensary, butchers, shop, two pubs, hotel/restaurant, primary school, church and a new pavilion with tennis courts and cricket ground. East Coker offers also a pub/restaurant, café, village hall, primary school and church. For more amenities, Yeovil is within 3.5 miles and offers an excellent range of shops, supermarkets, recreational facilities and an A&E hospital. For transport links, the A30 and A303 are within a short distance and Yeovil Junction station provides a mainline rail link to Exeter and London Waterloo.

DESCRIPTION

Woodview is a striking four-bedroom detached bungalow. The property benefits from oil-fired central heating and double-glazed windows throughout. The accommodation is light and airy, offering well-proportioned rooms, and the bungalow is set centrally within its grounds, allowing for wonderful views in all directions. The setting is truly delightful, surrounded by open farmland and woodland, with superb walks through Hatherstone Woods, which lies adjacent to the property and is owned by The Woodland Trust, as well as the nearby Monarch’s Way footpath. Woodview enjoys a sweeping gravelled driveway providing extensive parking, along with two large timber workshops/studios, both benefitting from power and lighting and suitable for a variety of uses.

Viewing is highly recommended to fully appreciate the property’s delightful private grounds and far-reaching views across the surrounding countryside.

ACCOMMODATION

A glazed oak door opens into the entrance hall with tiled flooring. The sitting room features exposed floorboards, a wooden fireplace with inset electric stove, and bi-fold doors opening onto the sun terrace. A sliding door leads to the garden room, which enjoys views from three aspects, exposed floorboards, and glazed French doors opening onto the rear garden. The utility/boot room has a tiled floor and views from two aspects, including a glazed door to the garden. It is fitted with a Belfast sink with mixer tap set into adjoining granite worktops, cupboards beneath, plumbing for a washing machine, and coat hooks. A door leads to the cloakroom comprising a low-level WC, vanity unit, and tiled flooring.

The open-plan kitchen/living/dining room is particularly delightful, enjoying garden views from three aspects. The kitchen area is fitted with twin Belfast sinks with mixer taps, granite worktops, and a range of solid wood floor- and wall-mounted cupboards and drawers. Appliances include a Rangemaster electric double oven and grill with pan drawer, an induction hob, an integrated dishwasher, and a useful pantry cupboard. A central island provides additional storage and open shelving. An inner hallway with exposed floorboards offers a large linen cupboard and a trap access to the roof void. Bedroom five, currently used as a home office, has exposed floorboards and a window to the front. Bedroom three enjoys fine views over the rear garden, while bedroom four overlooks the front garden and benefits from a built-in wardrobe with cupboards over. The family bathroom is fitted with a roll-top ball-and-claw bath with Victorian-style shower attachment, vanity unit, low-level WC, panelling to dado height, and a heated towel rail. A separate shower room comprises a large walk-in shower, vanity unit, low-level WC, and heated towel rail. Bedroom two enjoys views from two aspects and is fitted with wardrobes and cupboards. The principal bedroom is particularly spacious, enjoying dual-aspect views and an extensive range of fitted wardrobes.





OUTSIDE

The property is approached from the lane through a five-bar gate, hung from stone pillars, opening onto a sweeping driveway that leads to a generous area of parking and turning. A pathway leads to the front door, flanked on either side by sweeping lawns with well-stocked flower and shrub borders and a variety of mature trees. An oil tank is positioned discreetly within the grounds.

To the front of the property is a large, private sun terrace, complete with external lighting and a cold-water tap. A gate opens onto a gravelled path leading to a further lawned garden, which is well hedged and provides access to the kitchen garden. This area includes two raised vegetable beds, a greenhouse, garden shed, composting area, and a gateway back onto the lane. The rear garden has been beautifully landscaped and enjoys sweeping lawns interspersed with deep, well-stocked herbaceous borders containing a wide variety of shrubs, bushes, and specimen trees, along with a paved sun terrace ideal for outdoor entertaining. The gardens are enclosed by attractive hazel hurdle fencing and natural hedging. A gateway leads through to the side garden, which is fully hedged and dotted with a selection of mature trees and a wildlife pond with naturalistic planting.

Adjoining the bungalow is a general store housing the Grant oil-fired boiler and pressurised hot water cylinder, with power and light connected. Adjacent to this is a covered veranda, adorned with a prolific grapevine. On the far side of the property lies a productive orchard, planted with fruit trees including apple, pear, cherry, and plum. This area also features a seating area with a swing seat and a mower shed. Just off the driveway are two timber workshops/studios, each set beneath a galvanised iron roof and benefitting from vaulted ceilings, exposed beams, windows, as well as power and lighting—ideal for a variety of uses. In total, the grounds extend to approximately 1.1 acres.

SERVICES

Mains water and electricity are connected.

Private Drainage. Oil fired central heating.

Broadband : Standard and Superfast (Ofcom)

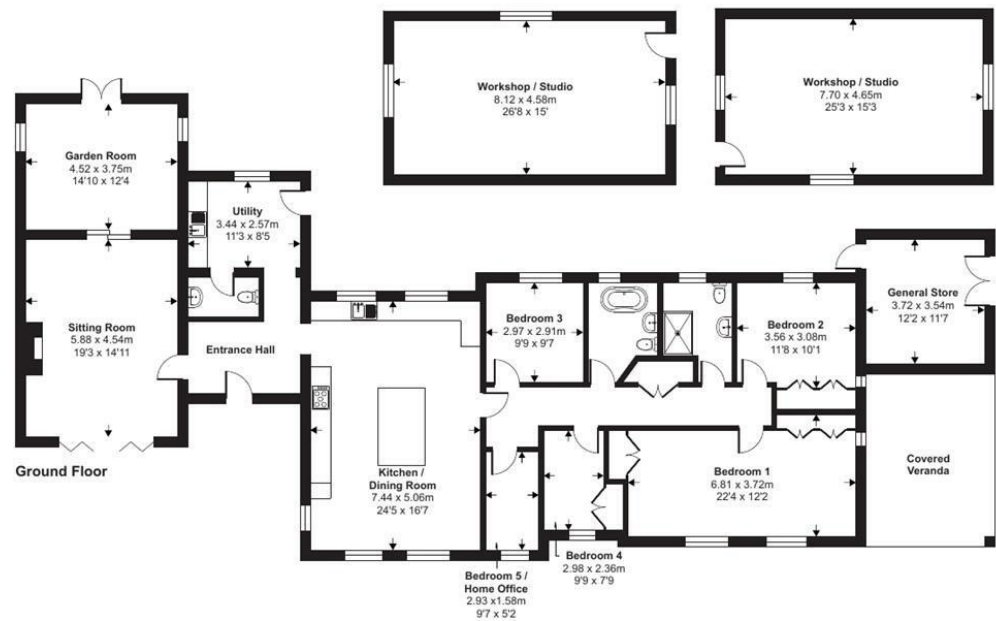
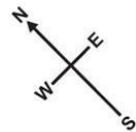
Mobile Coverage : EE, Three, O2 and Vodafone (all good outside - Ofcom)

Flood Risk Status : Very low risk (environment agency)

VIEWINGS

Strictly by appointment through the vendors selling agent. Stags, Yeovil office, telephone 01935 475000

Approximate Area = 2066 sq ft / 191.9 sq m
Outbuilding = 927 sq ft / 86.1 sq m
Total = 2993 sq ft / 278 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Stags. REF: 1446928



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

