

Granary Court, Mudford, Yeovil, Somerset,
BA21 5TJ

Guide Price £595,000

Freehold

A very well proportioned and well presented four bedroom, two reception room quirky Piggery conversion set in a tucked away position in this popular & sought after village location, the home enjoys a lovely enclosed garden that enjoys good privacy and the added bonus of approx. 0.533 acres additional adjoining land. The home also benefits from double glazing, oil central heating, two en-suite bedrooms, modern kitchen with integrated appliances, garage and off road parking for multiple vehicles. No Onward Chain.

LACEYS YEOVIL LTD

The Property Ombudsman

12-14 Hendford, Yeovil, Somerset, BA20 1TE

Tel: 01935 425115 Email: info@laceysyeovil.co.uk



The Dairy House, Granary Court, Mudford, Yeovil, Somerset, BA21 5TJ







- A Very Well Proportioned Four Bedroom Quirky Piggery Conversion
- Two Reception Rooms
- Tucked Away Location
- Popular Village Location
- Two En-Suite Bedrooms
- Modern Kitchen/Dinning Area
- Oil Central Heating & Double Glazing
- Lovely Enclosed Private Garden
- Additional 0.533 Acres Adjoining Field
- Off Road Parking For Multiple Vehicles
- Garage
- No Onward Chain

An internal inspection is highly recommended in order to fully appreciate the extent of accommodation on offer.Such an appointment may be arranged through the **Sole Agents** on **01935 425 115.**

Accommodation Comprises
Double glazed front door to the Entrance Hall.

Entrance Hall
Radiator. Inset ceiling spotlights. Glazed doors to the Lounge & Kitchen/Dining Area,

Lounge 6.53 m x 5.61 m (21'5" x 18'5")
Built in fireplace with a Woodburner in situ. Radiator. TV point. Phone point. Built in understairs cupboard. Inset ceiling spotlights. Dimmer switches. Double glazed windows, rear aspects. Double glazed, double opening doors to the Garden. Two sets of stairs, one leading to Bedrooms One & Two, the other leading to Bedroom Three. Door to the Inner Hallway. Open plan to the Snug Area.

Snug Area 4.04 m x 3.07 m (13'3" x 10'1")
Radiator. Inset ceiling spotlights. Double glazed window, front aspect.

Kitchen/Dining Area 5.74 m x 4.93 m (18'10" x 16'2")
Modern well fitted Kitchen comprising inset stainless steel single drainer, 1 1/2 bowl sink unit with mixer tap, rolltop worksurfaces with a good range of cupboards & drawers below. Built in oven, grill & hob with extractor above. Integrated appliances include, dishwasher, washing machine & a fridge & freezer. Wall mounted cupboards. Central island/workspace with storage below. Space for table & chairs. Radiator. TV point. Inset ceiling spotlights. Vinyl flooring. Double glazed windows, front & rear aspects. Internal door provides access to the Garage.

Inner Hallway
Radiator. Built in storage cupboard. Built in understairs cupboard. Inset ceiling spotlights. Doors to Bedroom Four (Ground Floor) & Ground Floor Shower Room.

Bedroom Four (Ground Floor) 5.03 m x 3.10 m (16'6" x 10'2")
Radiator. TV point. Phone point. Inset ceiling spotlights. Double glazed windows, front & rear aspects.

Ground Floor Shower Room 3.03 m x 0.91 m (9'11" x 3'0")
White suite comprising shower cubicle with wall mounted shower, tiled surround. Vanity sink unit. Low flush WC. Radiator. Extractor fan. Vinyl flooring. Inset ceiling spotlights.









Landing
From the Lounge stairs lead up to a Landing - Hatch to roof space. Doors to Bedrooms One & Two.

Bedroom One (First Floor) 4.24 m x 3.43 m (13'11" x 11'3")
Radiator. TV point. Phone point. Inset ceiling spotlights. Two walk in wardrobes/storage cupboards. Velux window, rear aspect, Door to the En-Suite Bathroom.

En-Suite Bathroom 4.24 m x 1.80 m (13'11" x 5'11")
White suite comprising bath with mixer tap shower attachment, tiled surround. Pedestal wash basin. Low flush WC. Extractor fan. Radiator. Inset ceiling spotlights. Frosted double glazed window, side aspect.

Bedroom Two (First Floor) 5.44 m x 4.24 m (17'10" x 13'11")
Radiator. Phone point. TV point. Inset ceiling spotlights. Velux window, rear aspect. Double glazed window, rear aspect with outlook. Door to the En-Suite Bathroom.

En-Suite Bathroom 3.10 m x 1.65 m (10'2" x 5'5")
White suite comprising bath with wall mounted shower over, tiled surround. Pedestal wash basin. Low flush WC. Extractor fan. Radiator. Vinyl flooring. Inset ceiling spotlights.

Landing
Between the Lounge & Snug Area a further set of stairs lead to another Landing - Built in storage cupboard. Radiator. Door to Bedroom Three.

Bedroom Three 4.43 m x 3.66 m (14'6" x 12'0")
Radiator. TV point. Inset ceiling spotlights. Double glazed window, rear aspect.

Outside
To the front of the home there is a lawn area that is bounded by small walling. A paved drive provides off road parking and access to the **Garage - 5.68m (18'8") x 2.72m (8'11"**) - Double opening doors, power & lighting in situ, the garage also houses the Grant floorstanding combi boiler. A five bar wooden gate provides side access to a continuation of the paved drive that leads on to a gravelled drive & further parking area for multiple vehicles to the rear of the home. Paved path from the drive to the front door, outside lights. Outside tap.

The rear garden comprises of a wrap around paved patio area with a selection of mature plants & shrubs in situ, nice sized main lawn section again with a good range of trees, plants & shrubs in situ. On the gravelled section there is a timber garden shed & a woodstore. The gravelled drive continues to the far end of the garden where another five bar wooden gate provides access to the Field in total 0.533 acres.







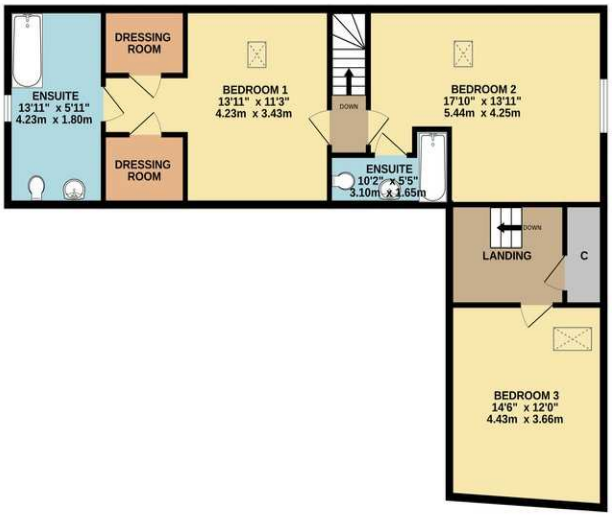


The Dairy House, Granary Court, Mudford, Yeovil, Somerset. BA21 5TJ

GROUND FLOOR
1235 sq.ft. (114.7 sq.m.) approx.



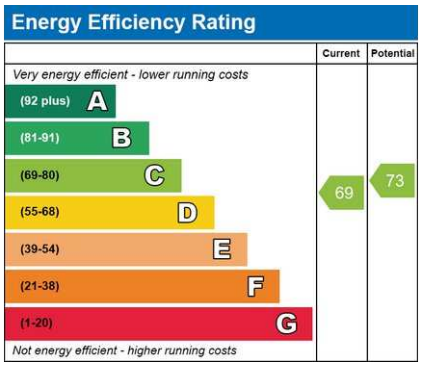
1ST FLOOR
912 sq.ft. (84.7 sq.m.) approx.



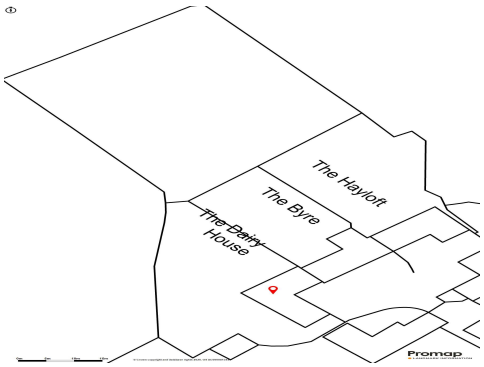
TOTAL FLOOR AREA : 2147 sq.ft. (199.5 sq.m.) approx.

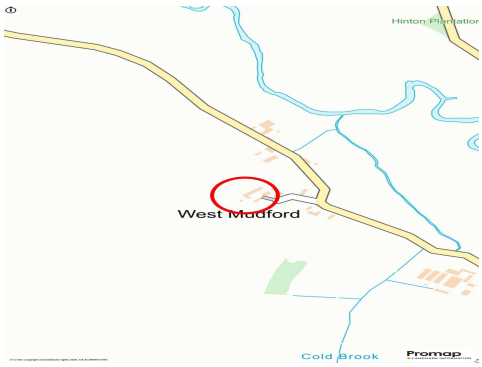
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

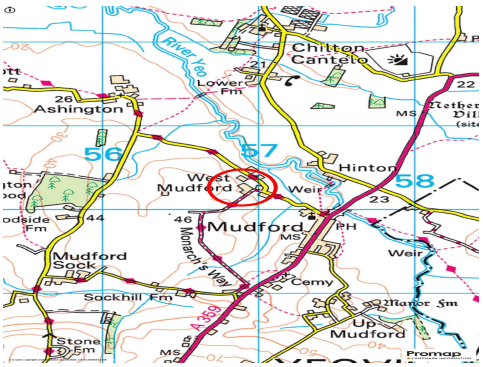












Please Note
No tests have been undertaken of any of the services and any intending purchasers/tenants should satisfy themselves in this regard. Laceys Yeovil Ltd for themselves and for the vendor/landlord of this property whose agents they are, give notice that,(i)these particulars do not constitute any part of an offer or contract,(ii) all statements contained within these particulars are made without responsibility on the part of Laceys or the vendor/landlord, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact , (iv) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor/landlord does not make or give either Laceys or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Photographs/Floor Plans
Photographs are reproduced for general information and it must not be inferred that any item is included for sale / to let with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view.

Material Information

Material Information in compliance with the Digital Markets, Competition and Consumers Act 2024.

Material Information applicable in all circumstances

- *Council Tax Band* - F
- *Asking Price* - Guide Price £595,000
- *Tenure* - Freehold
- *Stamp Duty Land Tax (SDLT)* - may be payable to HMRC in addition to the purchase price, depending on the purchaser's circumstances - please visit HMRC's SDLT Calculator. https://www.tax.service.gove.uk/calculate-stamp-duty-land-tax
- *Other fees/Disbursements payable* - Conveyancer's will change legal fees together with other costs, which could include fees for Land Registration, Telegraphic Transfer, Anti-Money Laundering, various Searches, completion of SDLT return, and lender's transaction fees (non-exhaustive list) - please seek confirmation from your Conveyancer prior to a commitment to purchase.

Material Information to assist making informed decisions

- *Property Type* - 4 Bedroom Barn Conversion
- *Property Construction* - Traditional
- *Number And Types Of Rooms* - See Details and Plan, all measurements being maximum dimensions provided between internal walls.
- *Electricity Supply* - Mains
- *Water Supply* - Mains
- *Sewerage* - Mains
- *Heating* - Oil Central Heating, Grant floostanding combi boiler located in the Garage that also heats the hot water.
- *Broadband* - Please refer to Ofcom website. https://www.ofcom.org.uk/phones-telecoms-and-internet/adviceforconsumers/advice/ofcom-checker.
- *Mobile Signal/Coverage* - Please refer to Ofcom website. https://checker.ofcom.org.uk/en-gb/mobile-coverage
- *Parking* - Garage & Driveway.

Material Information that may or may not apply

- *Building Safety* - On enquiry of Vendor, we're not aware of any Building Safety issues. However, we would recommend purchaser's engage the services of a Chartered Surveyor to confirm.
- *Restrictions* - We'd recommend you review the Title/deeds of the property with your solicitor. Restricted Covenants include;- To use the Property for the purpose of a single private dwellinghouse only. No caravan, house on wheels, boat, trailer or tent for the use as a sleeping apartment shall be placed, parked or allowed to remain upon the Property without consent. *More covenants in place refer to your solicitor.
- *Rights and Easement*s - We're not aware of any significant/material rights, but we'd recommend you review the Title/deeds of the property with your solicitor.
- *Flood Risk* - Current Flood Risk - According to the Environment Agency’s website, the property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%). For detailed checks please visit the ‘Long Term Flood Risk’ on the government website.
- *Coastal Erosion Risk* - N/A
- *Planning Permission* - No records on the Local Authority’s website directly affecting the subject property.
- *Accessibility/ Adaptations* - N/A
- *Coalfield Or Mining Area* - N/A

Energy Performance Certificate (EPC Rating) - C

Other Disclosures

No other Material disclosures have been made by the Vendor.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 03/11/2026. However, such information could change after compilation of the data, so Laceys cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Laceys are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are “Material Information” to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.