



LITTLEMOOR

7 HIGH STREET, WEST COKER, SOMERSET

JACKSON-STOPS



LITTLEMOOR
7 HIGH STREET
WEST COKER, SOMERSET, BA22 9AG

A CHARACTERFUL GRADE II LISTED HOUSE WITH CHARMING INTERIORS, BEAUTIFULLY LANDSCAPED GARDENS AND A TENNIS COURT



DISTANCES (APPROXIMATE)

YEOVIL: 3 MILES (LONDON
WATERLOO 2 HRS 20 MINS)
A303: 7 MILES
SHERBORNE: 9 MILES (LONDON
WATERLOO 2 HRS 10 MINS)

GROUND FLOOR

- Dining Room
- Drawing Room
- Sitting Room
- Kitchen
- Pantry
- Utility
- Cloakroom

FIRST FLOOR

- Principal Bedroom with Ensuite Bathroom
- Four Further Bedrooms
- Family Bathroom
- Shower Room
- Separate WC
- Gym/Store

OUTSIDE

- Delightful, South Facing Terrace and Formal Gardens
- Double Garage
- Wood, Bin and Large Store
- Greenhouse and Summerhouse
- Generous Driveway Parking
- Tennis Court
- Approx. 1.4 Acres in Total



THE PROPERTY

Dating from 1805, Littlemoor is an attractive and well-balanced Grade II listed house, constructed of stone beneath a tiled roof. The property is arranged in an L-shaped configuration, enjoying a south-east to south-west orientation, with notably good ceiling heights, plenty of light and an abundance of original architectural features throughout.

A part-glazed front door opens into a welcoming hallway with flagstone flooring, leading through to the principal reception spaces. The sitting room is a well-proportioned dual aspect room, centred around a wood burner set within a stone surround, with exposed beams and charming window seats, creating a comfortable and inviting everyday living space. Steps descend to the drawing room, a more formal reception room of real character, with impressive stone mullion windows, further window seats and an open fireplace, enjoying views across the rear gardens. The dining room, situated in possibly the oldest part of the house, is generously sized and well suited to entertaining, with timber flooring, exposed beams, mullion windows and an open fire with stone surround. The kitchen/breakfast room is positioned to the rear and has been recently modernised in a contemporary, yet very appropriate style, fitted with cream wall and base units, granite worktops and a central island. There is ample space for a large dining table, making it a natural hub of the house. Integrated appliances include a Miele dishwasher and oven, a Siemens induction hob, alongside an electric AGA (cobalt blue). A walk-in pantry provides excellent additional storage. Adjoining the kitchen is a practical utility/boot room with further cabinetry, a Belfast sink and space and connection for laundry appliances, with direct access to the garden. A cloakroom completes the ground floor.

Stairs rise to the first floor where a spacious landing provides room for a study area. There are five well-proportioned bedrooms, including a wonderfully impressive and spacious principal bedroom with plenty of storage and an ensuite bathroom. The remaining bedrooms are served by a family bathroom, additional shower room and separate WC, with many of the rooms retaining period features such as exposed beams and fireplaces. A secondary staircase connects back down to the sitting room, adding to the flexibility and character of the layout. In addition, there is access to a substantial area above the garage/store, currently arranged as a gym, offering clear potential for further accommodation, subject to the necessary consents.

OUTSIDE

Extending to approximately 1.4 acres, the gardens and grounds at Littlemoor are a particular feature, beautifully maintained and thoughtfully arranged, with a variety of decorative borders and a fine selection of mature trees including willow, maple and magnolia. The property is approached via a sweeping gravel driveway, flanked by box hedging and mature planting, providing ample parking and leading to a double garage with adjoining store. A sheltered terrace sits immediately off the kitchen, forming an ideal sun trap for outdoor dining and entertaining. The gardens include areas of lawn, well-stocked borders, paved pathways and stone walls, along with a greenhouse, raised beds and a productive kitchen garden area. A charming summer house adds further appeal. Practical elements have been carefully considered, with a timber store for logs and a discreetly screened area for bins and the oil tank. A gravel path leads through rose-clad arbours to a superb tennis court, recently resurfaced and immaculately presented, creating a standout feature within these delightful grounds.



LOCATION

The countryside surrounding West Coker must be among the most beautiful in the Southwest of England, much of it designated a Special Landscape Area, in which a policy of strict planning control operates to preserve its rural character. The rolling landscape is primarily pastureland broken up by pockets of light woodland. West Coker is a thriving village with many facilities where residents benefit from well supported and local facilities including two public houses with restaurants, a garage with general store, a petrol station, doctors' surgery with dispensary, shop/post office, butchers, primary school, church, along with an exclusive boutique hotel with spa and restaurant. The new Pavilion is home to a thriving youth club, scouts and the adult and junior cricket club. The Village Hall hosts many events, clubs and classes and the Art Centre also hosts occasional classes. The Southwest Bicycle Works offers a pick up and drop off service for bike repairs/servicing. This really is the perfect village location for family life with all the facilities you could ask for and more, all within walking distance. The village is on a bus route and Yeovil is 3 miles away offering an excellent range of shopping, nightlife and leisure facilities. Communications to the area are excellent. The A303, A37 and A30 are all within a short distance, and mainline station at Yeovil Junction is about 2 miles away (London to Waterloo about 2hrs 20 mins) and Yeovil Pen Mill on the Weymouth to Bristol/Cardiff line.

SPORTING AND RECREATION

Racing at Taunton, Exeter and Wincanton. Water sports at Sutton Bingham Reservoir and on the nearby Jurassic Coast. Numerous golf courses all within easy reach. There are many National Trust properties within easy reach. The nearest, Montacute House, has a branch of the National Portrait Gallery. There are two National Nature Reserves within a mile, with hundreds of wild orchids. The village itself has a bicycle workshop with group rides, cricket, tennis and a children's adventure park.

EDUCATION

The Primary School in West Coker is highly regarded but there are a number of excellent schools for children of all ages within easy motoring distance. Most notable are the Sherborne Schools Group, Leweston, Hazlegrove at Sparkford and Perrott Hill at North Perrott.



LOCAL AUTHORITY

Somerset Council: 0300 123 2224

Council Tax Band: G

SERVICES

Mains electricity, water and drainage
Oil fired central heating

EPC: Exempt

CONTENTS, FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others, such as curtains, carpets, light fittings, garden ornaments etc. are specifically excluded but may be available through separate negotiation.

DIRECTIONS AND VIEWINGS

postcode BA22 9BB

what3words ///riverbank.plunge.glitz

Travelling on the A30 west of Yeovil on West Coker Road, come down the hill into West Coker and shortly after the road bends to the left, after Gooseacre Lane, the entrance to Littlemoor is on the left, through timber gates set between stone walls

VIEWINGS: Only by appointment with Jackson-Stops' Sherborne Office. 01935 810141



High Street, West Coker, Yeovil, BA22

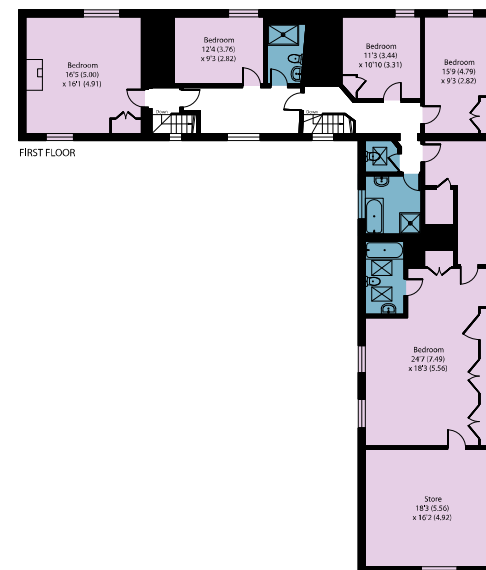
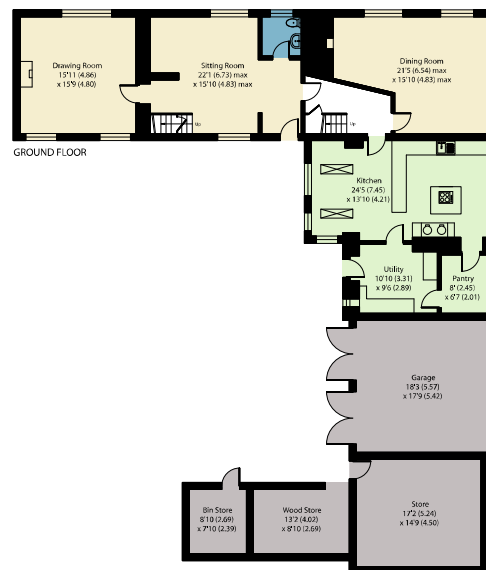
Approximate Area = 3673 sq ft / 341.2 sq m

Garage = 332 sq ft / 30.8 sq m

Outbuilding = 439 sq ft / 40.7 sq m

Total = 4444 sq ft / 412.7 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). © nichcom 2026. Produced for Jackson-Stops. REF: 1442470



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Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

SHERBORNE

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PROPERTY EXPERTS SINCE 1910