

PORTMAN COURT

gth

EAST CHINNOCK





Butterfly Barn

6 Portman Court, East Chinnoek,
Yeovil, Somerset, BA22 9DR

 1
  4
  2
  124.6 sq m

A newly modernised barn conversion located in a quiet area of East Chinnoek. The property offers three/four bedrooms, open-plan living and reception space, off-road parking, a single garage, electric vehicle charging point, and an enclosed rear garden.

Freehold Guide Price £425,000

DESCRIPTION

6 Portman Court is a spacious three/four-bedroom barn conversion located in a quiet cul-de-sac on the edge of East Chinnoek. Built with natural stone and part-rendered elevations, the property retains attractive character features including vaulted first-floor ceilings, exposed beams and stone window sills.

The accommodation has been recently modernised and offers flexible living space, particularly bedroom four with its adjoining en-suite shower room. This room would also work well as a home office, benefiting from a pleasant outlook and direct access to the rear garden.

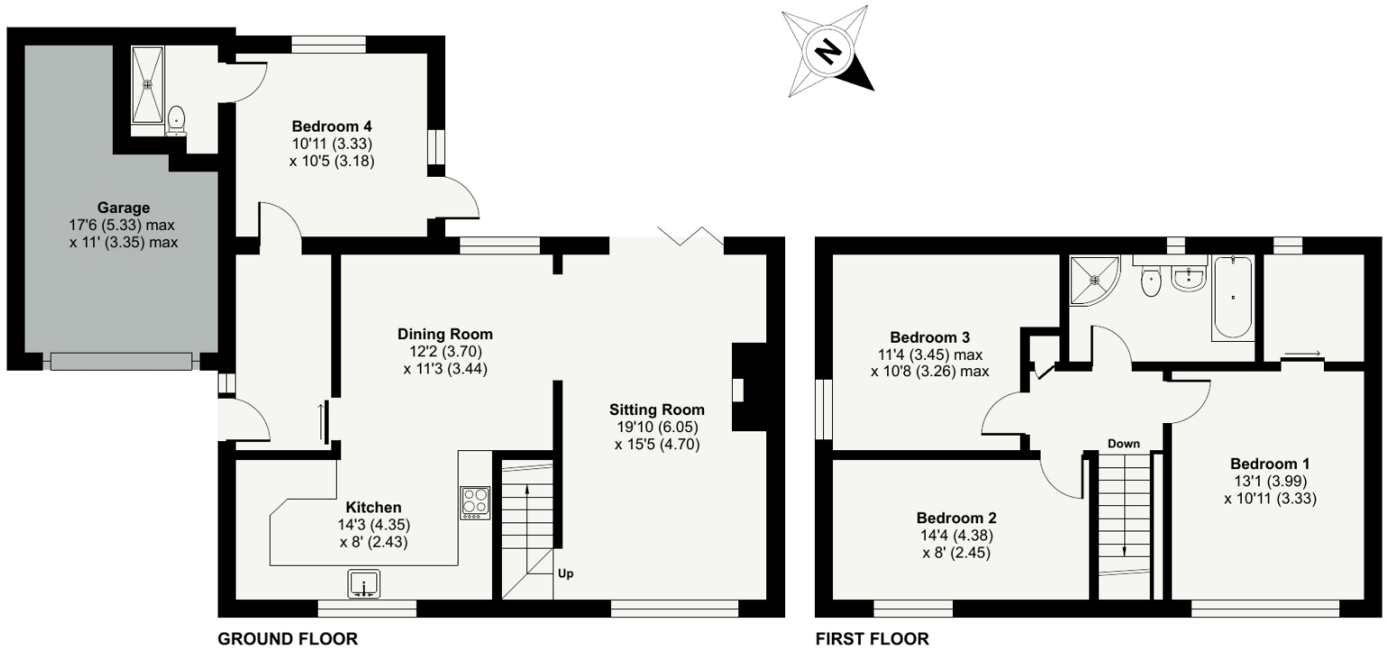
The property is well maintained and enjoys excellent natural light throughout. A key feature is the open-plan kitchen/dining/sitting room. The kitchen is fitted with a range of wall and base units together with a corner larder cupboards and includes integrated appliances: a double electric oven, induction hob with extractor over, fridge/freezer, dishwasher and a wine cooler. The sitting area features exposed beams, a central fireplace with wood burner, large front aspect windows, rear windows and a bi-fold door opening onto the garden.

Stairs lead to the first floor, where there are three double bedrooms and a modern family bathroom. The principal bedroom is a generous double with a walk-in wardrobe, vaulted ceiling, exposed beams and full-height front aspect windows. The second and third bedrooms are also spacious doubles, each with vaulted ceilings, exposed beams and pleasant views. The contemporary family bathroom includes a bath, separate shower, wash basin, WC and features a vaulted ceiling with exposed beams.



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Approximate Area = 1342 sq ft / 124.6 sq m
Garage = 152 sq ft / 14.1 sq m
Total = 1494 sq ft / 138.7 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). © nitchecom 2026. Produced for Greenslade Taylor Hunt. REF: 1420375



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

OUTSIDE

6 Portman Court is accessed over a shared gravel driveway. To the front of the property there is one allocated parking space opposite the house and additional parking is provided by the attached garage. This benefits from an up and over door, power, light as well as offering additional storage facilities. There is an EV charging point to the side of the garage. The garden is situated to the rear of the property and offers a secure and private space which is fully enclosed by stone walling and fencing along with a range of mature shrubs. To the immediate rear of the house is a good sized area of patio which ideal for alfresco dining and has access into both the sitting room and the fourth bedroom/study. The remainder of the garden is laid to lawn and incorporates a further gravelled seating area. To the rear of the garden is a smaller area which houses the Calor gas tank and features a pedestrian gate opening onto the gravelled parking/ turning area behind.

SERVICES & OUTGOINGS

We understand that mains electric, water and drainage are connected to the property. Gas fired central heating via a Calor LPG tank (situated at the end of the garden). Full Solar system with 1x 5.32KW SunSynk Battery and Inverter which supplements the FiT tariff (average annual income £3000)

Council Tax: Somerset Council—Band E.

Maintenance/Service Charges: A management fee of £75.00 per annum is payable to Portman Court Management Company to cover maintenance of fence lines and gravel.

SITUATION

East Chinnoek lies directly between the towns of Yeovil and Crewkerne. The village has a church and village hall which holds regular coffee mornings and hosts visits from a fruit/veg van. Primary schools locally are in the villages of West Coker, East Coker, West Chinnoek and Haselbury Plucknett. There are mainline railway stations offering services to London Waterloo at both Yeovil and Crewkerne. Road links are also good with the A303 within easy reach. To the south of Crewkerne is the Dorset border and quick access to the Jurassic Coast.

DIRECTIONS

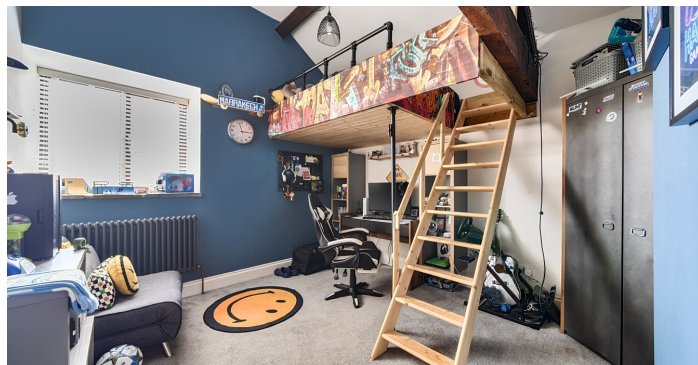
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ADDITIONAL INFORMATION

Broadband: FTTC—Superfast broadband is available—highest available download speed 76 Mbps, highest available upload speed 15 Mbps. (Openreach).

Mobile Coverage: Available via EE, O2, Three and Vodafone. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider. (Openreach).

Flooding: The property is in an area at a very low risk from River/Sea flooding and a low risk from Surface Water flooding. (GOV.UK)



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VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

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