

St Cleers

Somerton, TA11 6HE

COOPER
AND
TANNER



Asking Price Of £600,000 Freehold

A wonderful character property set towards the outskirts of this historic market town. Offered with no onward chain, a substantial range of quality outbuildings enabling mixed use, a wealth of off road parking and all sitting within a deceptively large plot of just over a quarter of an acre.

St Cleers Somerton TA11 6HE

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Asking Price Of £600,000 Freehold

ACCOMMODATION:

The property can be accessed either via the formal front entrance where there is a small porch and inner doorway leading into a reception hall, or via the rear elevation through the conservatory and into a rear lobby. The reception hall features stairs rising to the first floor and doors off in either direction to the two main reception rooms: a light and airy dual aspect sitting room with an attractive open fireplace at its focal point, and a separate dining room with a traditional fireplace and integral log-burning stove. The kitchen links well through an archway and there is further access off to a third reception room, currently used as an office although could also provide a playroom or fifth/guest bedroom if required. The kitchen comprises a range of wooden wall and base units with roll-edge wooden worksurfaces over, tiled splash backs and a one and a half bowl ceramic drainer sink with mixer tap. There is space provided for a freestanding electric cooker, under counter fridge and a pantry/storage cupboard beneath the stairs. The mains gas-fired Aga not only provides additional cooking facilities but also controls the central heating system. Completing the downstairs accommodation is a lobby leading out to the conservatory and to the useful dual-purpose utility/shower room which has a tiled floor, three-piece suite to include flush WC, pedestal wash basin and enclosed shower cubicle, but also provides plumbing for the washing machine here.

To the first floor are four excellent size bedrooms which could all accommodate double beds if required and a spacious family bathroom with a large fitted airing cupboard and a three-piece suite including flush WC, wash hand basin and bath with mixer tap and shower attachment.

OUTSIDE:

The property is set within a surprisingly generous plot of just over a quarter of an acre, which only becomes apparent as you move beyond the driveway, where the garden really opens out. The attractive yet modest front garden contains raised stocked flower beds with a pathway spanning the front elevation and leading to the main entrance porch, while a gated driveway at the side opens out to provide a wealth of off-road parking for numerous vehicles, as well as access to the rear garden and the substantial range of outbuildings. A large patio area offers a great entertaining space at the back of the cottage, with raised stocked borders and beyond this there is access to a versatile set of substantial timber buildings providing workshop, hobby space, potential gym or simply garaging. We believe this would also suit anyone looking to run a business from home. The walls and roof are insulated, and the building

is split into three parts: first, a generous workshop with power and water supply, an enclosed WC cubicle to one corner and internal doors leading through to: a garage at the center with double doors opening for vehicular access; a further large potential workshop or hobby space is situated at the far end, also with double doors for vehicular access. Beyond the driveway you'll find a large lawned garden that opens out to provide a fabulous space for families needing recreation space, or potential gardeners who may wish to landscape. The plot enjoys good privacy afforded by a range of mature trees and shrubs, as well as a variety of productive fruit trees. Here you will also find a further timber storage shed and greenhouse.

SERVICES:

Mains gas, electric, water and drainage are connected, and gas central heating is installed. The property is currently banded E for council tax within South Somerset District Council.

LOCATION:

Located toward the south-west edge of The historic former market town of Somerton, which boasts a wide range of important everyday amenities including, health, leisure, shopping and recreational facilities. A range of independent shops, crafts and art galleries, as well as an eclectic mix of restaurants and cafes, should cater for most tastes and retains the charm of this picturesque town centre. The town is well positioned between Langport, Street and Glastonbury which all offer a wide range of alternative shopping, education and leisure facilities within a 15 minute drive. The larger towns of Yeovil and Taunton offer mainline train services in addition to the Paddington line found at Castle Cary, 11 miles to the East. Bristol or Exeter Airports can be reached usually within 1 hours' drive and the A303 provides excellent road links to London and the south coast.

VIEWING ARRANGEMENTS:

Strictly through prior arrangement with Cooper and Tanner on 01458 840416. If arriving early, please wait outside to be greeted by a member of our team (barring adverse weather).

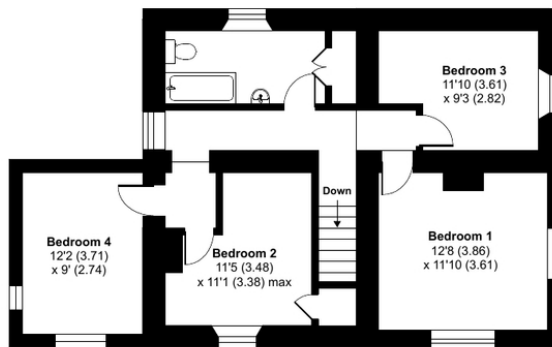
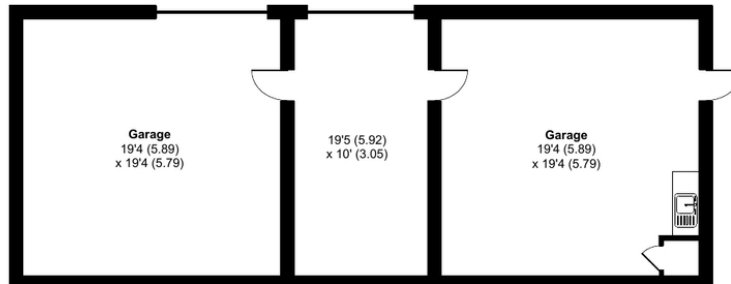




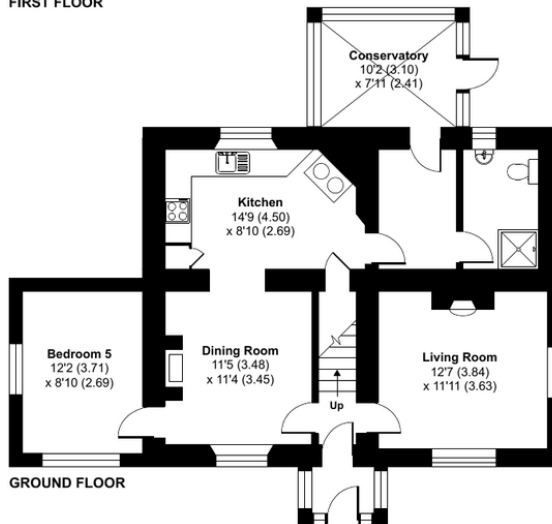
Russet House, St. Cleers, Somerton, TA11

Approximate Area = 2625 sq ft / 243.8 sq m (includes garages)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Cooper and Tanner. REF: 963164

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