



Overleigh, Street BA16 0TJ

Asking Price Of £1,000,000 Freehold

COOPER  
AND  
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# Overleigh Street BA16 0TJ

 11  6  c.1.2 acres EPC E / Annexe D

**Asking Price Of £1,000,000 Freehold**

Cooper and Tanner are proud to present to the open market for the first time, 'Whitenights', which has remained the principal home of a prominent local family for the past 300 years. This quite remarkable residence was substantially extended and remodelled between 1900-1910, with the later addition of a studio annexe, now offering over 9000 sq. ft of accommodation and outbuildings. An abundance of character and period features remain throughout the property, which cleverly combines traditional Victorian style, with a 1900's American architectural influence. Set within c.1.2 acres of tranquil and stunning landscaped gardens within the Overleigh conservation area, just a short walk from Millfield School, this is truly a once in a lifetime opportunity to restore one of the area's most notable homes to its former glory, recreate a magnificent family residence, or perhaps a luxury hospitality venue (subject to appropriate consents).

## Accommodation

The property can be entered via numerous access points, with the main routes including the formal entrance on the eastern (driveway) elevation, the boot room on the western (courtyard) side, or the self-contained annexe in the south-west corner. The formal entrance lobby features flagstone floors and access to a cloakroom and WC, before opening to the impressive internal reception hall, which is adorned with American oak panelled walls and a wide staircase, both signatures of this architectural era and a nod to the family's Trans-Atlantic connections. From here there is access to a three-piece bathroom as well as the main living areas. The principal reception room is exceptionally spacious and filled with natural light through dual aspect bay windows, while the adjacent drawing room is still generous yet with a cosy atmosphere created by the oak wall panelling and beautiful stone fireplace. The large sociable kitchen/diner could

undoubtedly become the heart of this home, with all the space needed to create a family-oriented space that caters for all occasions. All three of these rooms have access to, and look out over, the south facing gardens. Also on the ground floor you'll find a fourth reception room which could provide an ideal snug or office, a boot room leading to a large utility room and beyond into the two former food store rooms. A connecting passage at the rear of the property, leads into the self-contained annexe which features a good-sized studio/bedroom, fitted kitchen/diner and bathroom. Also benefiting from its own access to the garden, this ensures this area offers potential for multi-generation living, guests or even an income potential.

Two separate staircases rise to the first floor, joining this level at either the front or rear of the property. Here there are six bedrooms to discover, all of impressive proportions and served by four bathrooms, as well as a separate shower room. The principal suite to the south-east corner, is particularly spacious, and enjoys a dual aspect with bay window, access to the balcony, adjoining dressing room/nursery and 'Jack and Jill' ensuite bathroom. Two further bedrooms, on the southern elevation, can access the balcony, which takes in the wonderful vista of formal gardens and surrounding conservation area. Also found in the northwest corner of this floor is the former classroom (gym/studio) with its fabulous vaulted ceiling and exposed beams and offering a multitude of potential future uses.

A further two separate staircases also rise to the second floor, where there are a potential four further double bedrooms, depending upon the incoming buyer's preferences, as well as a number of large fitted store cupboards.

















## Outside

Set within c.1.2 acre of secluded grounds tucked behind substantial stone walling and adjacent to private/conservation land on two sides, this magnificent home also affords the incoming owner excellent privacy. The entrance is formed of boundary walls meeting stone pillars proudly framing the curved heel gate which opens to a large driveway. This sweeps in toward the side of the property, where you'll find a double car port and ample parking provisions for family and friends. On the northern side of the house, is a walled courtyard with access to a selection of timber storage buildings and the substantial storeroom, beneath the former classroom. Formal lawns stretch across the eastern and southern elevations, one of which was formerly a grass tennis court, and these are framed by a wide variety of mature trees and hedges. A large brick/flagstone terrace wraps around the same elevations, providing an impressive external entertaining space of appropriate grandeur. Whether you like to host, relax in peaceful surroundings, or seek recreation space for sports and outdoor games, this stunning garden is sure to appeal to all.

Access to the basement can be found via an external staircase and passage, leading into the significant space below the main living areas. There are four 'rooms' found here, of mostly good head height, which could offer superb secure storage options, or potential to create additional accommodation to suit.

Adjacent land has been designated by our client for nature conservation.

**Local Council:** Somerset Council

**Council Tax Band:** H

**Heating:** Gas fired central heating

**Services:** Mains gas, electric, water and drainage. Superfast broadband and mobile signal with three major networks likely (Ofcom).

**Tenure:** Freehold

## Location

Located in heart of the beautiful Overleigh conservation area on the edge of Street, yet within a short walk of bus routes, a convenience store and Millfield Senior School. Brookside Academy, Crispin School and Strode College are all also within easy reach. Shoppers can enjoy the variety offered by the busy High Street as well as the widely known Clarks Village Outlet Centre. There are several supermarkets and homewares stores within a short drive, in both Street and Glastonbury. Street is well served by doctors and dentists, has indoor and outdoor swimming pools, sports and fitness clubs and a popular theatre/cinema. The village has a variety of pubs and restaurants to cater for most tastes and a huge variety of countryside to explore within a few miles.

## 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.

Material information for this property can be viewed online via Rightmove and OnTheMarket.com, or contact our office.



### Motorway Links

- M5 (J23)
- A303 Podimore



### Train Links

- Castle Cary (Paddington)
- Yeovil (Waterloo)



### Nearest Schools

- Brookside Academy (Primary)
- Millfield (Independent), Crispin, Strode College (all in Street)



# Overleigh, Street, BA16

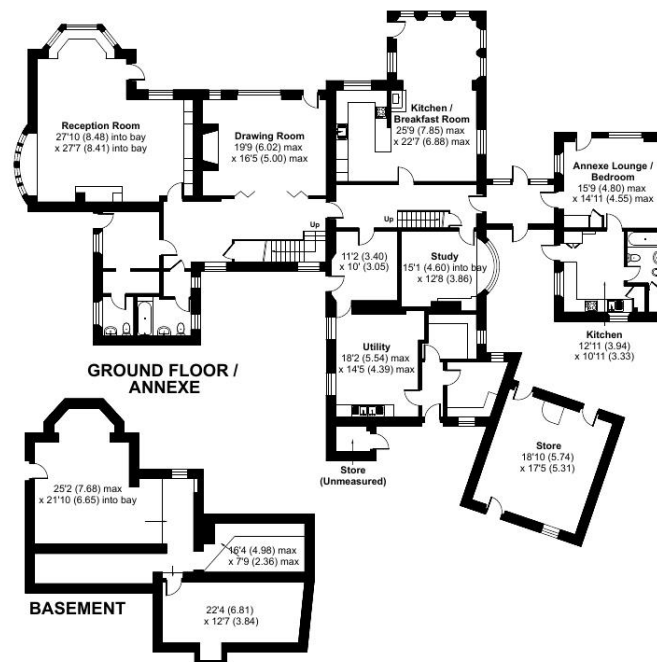
Approximate Area = 8275 sq ft / 768.7 sq m

Annexe = 433 sq ft / 40.2 sq m

Outbuilding = 330 sq ft / 30.6 sq m

Total = 9038 sq ft / 839.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Cooper and Tanner. REF: 1169945

## STREET OFFICE

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