



**FOR SALE**

Church Rooms, South Petherton, TA13 5BS

£455,000



**ORCHARDS**  
ESTATES

A rare opportunity to buy a charming Hamstone home of significant local interest, nestled in the very heart of South Petherton.

Originally intended as the primary residence of the current owners, the property benefits from having been updated tastefully and with no expense spared during their term of stewardship.

The Church Rooms seamlessly blends character features with modern comforts, boasting beautiful stone mullioned windows, including a high-set Cathedral-style window in the principal bedroom that adds a touch of grandeur.

Spanning three floors, the layout offers a welcoming atmosphere with practical and well-designed living spaces.

If you wish to experience all that this unique property has to offer, simply reach out to us.

Our full-time, experienced team is ready to arrange a viewing at your convenience.

Don't miss the chance to explore this exceptional home.

£455,000



## LOCATION

South Petherton is a small residential country town with a village atmosphere set in an attractive surrounding countryside one mile from the A303 roadway and offers a wide range of shopping facilities, two schools, library, inn, churches, hospital with pharmacy, doctor & veterinary surgeries, chemist, tennis and bowling clubs and 'bus services to neighbouring towns and villages. Yeovil is ten miles, Crewkerne (Mainline Station to Waterloo) six miles, Ilminster six, the county town of Taunton (M5 Motorway & Mainline Station to Paddington) eighteen and the South coast at Lyme Regis about half an hours drive.

## Approach

Set on the edge of the grounds of the Church, the main entrance is on the middle floor and is accessed off a public footpath which runs through the Church grounds, offering step free access from the upper corner of Market Square and West Street.

There is a second entrance on the lower Ground Floor which provides access to the half steps outside on the path above Blooms Wine shop.

## Living Space

Situated on the middle floor, the living space is entered from the front door with inner hallway which leads to the WC, a standalone reading room and then to the main landing.

**Kitchen:** Modern fitted kitchen with a range of wall and base units and a delightful outlook to the Church grounds.

**Living Room:** A very spacious room with large front and two side windows offering an abundance of natural light. There is a feature exposed Hamstone wall and a warming fireplace. With enough space for several seating options as well as a 6 person table for guests.

**Landing:** Stairs to the lower floor, stairs to the upper floor, storage cupboard and half height 2nd storage

cupboard.

## Upper Floor

The upper landing leads in an L Shape to the central landing area and features a rather cute archers window to the rear elevation. There is also a loft hatch with ladder.

**Principal Bedroom:** In a word, sumptuous. Raised bed platform designed to make the most of the elevated position with a high vaulted ceiling offering a tall stone mullioned window with outstanding views and capturing morning sunshine. A front aspect stone mullion window then looks out onto the Church grounds. There is an inset high window and mezzanine floor as well as exposed beams all creating a rather pleasant setting. The lower area is set for seating with access to the en-suite with large walk-in shower.

**Bedroom Two:** Another feature room with front aspect stone mullioned windows.

**Dressing Room:** Previously a 3rd bedroom, the current owners decided to make this into a feature dressing room with lots of wardrobe space and central dressing area.

**Guest Bathroom:** With shower cubicle, washing basin with vanity unit, WC and towel rail.

## Lower Floor

This is a very practical space and offers several accommodation options. Currently laid out as a spacious home office with external door opening to the courtyard garden. A separate utility area with plumbing and space for a small kitchen area with washing machine and tumble dryer as well as sink over worktop with storage under. A full shower room with WC is also located on this floor. A walk-through pantry area then leads to the Man Cave, laid out as a home workshop and a cinema room. This has a 2nd external entrance and as such could be used as a separate annexe depending on your needs.

## Courtyard Garden

Very private space which offers seating for several people with interesting alcoves and steps leading to a side gate with access to the property front.



### Material Information

- Freehold Property
- Front Engraving: Built by Subscription 1828
- Grade II Listed
- Situated in South Petherton Conservation Area
- Mains Drainage, Gas, Water and Electric
- Gas Central Heating
- All windows are stone mullioned single glazed with secondary glazing installed
- Secondary Glazing Installed 2023
- Council Tax Band: E
- Broadband: OFCOM: Ultra Fast Available
- Flood Zone 1: Low Risk



Approximate total area<sup>m</sup>

140.06 m<sup>2</sup>

1507.59 ft<sup>2</sup>

### Directions

You can access the property from either St James's Street (up the steps beside Bloom Wine Shop) or off Market Square/West Street across from Cafe Licious (no steps).

Set on the edge of the grounds of St. Peter & St. Paul's Church.

Simply follow the footpath past the front of the Church and this will eventually bring you by the front door where we will meet you.

<https://w3w.co/dorms.stress.dairy>

<https://maps.app.goo.gl/gi7NzJWah4QtKBYi7>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



01460 477977 or 01935 277977



[www.orchardsestates.com](http://www.orchardsestates.com)



ORCHARDS  
ESTATES

Orchards Estates, 17 North Street Workshops, Stoke Sub Hamdon, TA14 6QR

Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.