



## The Old Stables

Fosse Way, Ilchester, BA22 8GF

George James PROPERTIES

EST. 2014

# The Old Stables

Fosse Way, Ilchester, BA22 8GF

Guide Price - £695,000

Tenure – Freehold

Local Authority – South Somerset District Council

## Summary

The Old Stables is a beautiful Grade II listed property converted in 2020 from a group of farm buildings creating a main dwelling house and separate self-contained annex. Set in grounds approaching one acre with designated enclosed courtyard and parking areas as well as a private copse and tree lined walkways. The property has been converted to an high standard and greatly improved by the current owners to offer a comfortable home with an annex suitable for guests, relatives or possibly as a rental. The conversion has been sympathetic to the original building and incorporates oak internal doors, wall panelling and retains exposed stone walls and roof trusses. Also located within the grounds is a fully insulated summerhouse/office and large garden store.

## Amenities

The popular town of Ilchester offers a full range of amenities within easy walking distance. These include a petrol station, local shop, pubs and restaurants, church and primary school. A more comprehensive selection of amenities can be found in Yeovil approximately 5 miles to the south.

## Services

Mains electricity, drainage, and gas are all connected. Under floor heating to the main property and radiators to the annex. The property has a 1.4kw solar panel system (Photovoltaic - PV) which provide great savings on the energy costs. Further details are available upon request. Electric Vehicle (EV) charging point.

## Agents Note

There is a fully insulated workshop close by that is available by separate negotiation. The workshop is approximately 780sqft (7.90m x 8.81m) with independent power supply, heating, water and WC. Please call for further information.



**Kitchen/Lining Room** 26' 10" x 16' 8" (8.18m x 5.09m)

This impressive room is the heart of the property with open plan kitchen, dining and living areas. The original character of the building is shown off with exposed stone walls and vaulted ceiling with exposed roof trusses. There are windows to the front and rear and bi-folding doors lead to the decked patio area. Within the living area is a free standing cast iron wood burning stove. The high quality fitted kitchen has base and wall units and large central island incorporating a double Belfast sink with mixer tap and instant boiling water feature. The units have solid granite work surfaces with gas hob, glass splash back and extractor hood. Fitted appliances include, double oven, fridge freezer, dishwasher and washing machine.

**Inner Hall**

With entrance door, exposed roof trusses and stone walls, cupboard housing Vaillant gas fired boiler.

**Bedroom 2** 12' 2" x 9' 11" (3.70m x 3.01m)

Velux roof window with solar powered opening and blind. Range of fitted wardrobes and built in cupboard.

**Bedroom 1** 15' 11" x 10' 9" (4.86m x 3.28m)

Velux roof window with solar powered opening and blind. Range of fitted wardrobes with internal lights, matching bedside units, chest of drawers and show cupboards.

**En-Suite Shower Room** 8' 2" x 5' 2" (2.48m x 1.57m)

Velux roof window. Low level WC, wash hand basin with vanity cupboard and mirror fronted medicine cabinet over with light and shaver point. Shower cubicle with mains shower, heated ladder towel rail.

**Bathroom** 8' 0" x 6' 7" (2.44m x 2.00m)

Bathroom suite comprising low level WC, wash hand basin with vanity cupboard and mirror fronted medicine cabinet over with light and shaver point. Shower cubicle with mains shower, panelled bath and heated ladder towel rail.

**Annex** 24' 7" max x 12' 8" max (7.50m max x 3.87m max)

The self contained annex has an independent electric boiler providing hot water and heating. There is a window to the front and stable entrance door. Two radiators and kitchenette with twin electric induction hob, sink unit and fitted fridge. A door leads to the shower room with low level WC, wash hand basin and shower cubicle with mains shower. Heated ladder towel rail.

**Utility/Office** 16' 10" x 14' 9" (5.12m x 4.50m)

This large room is currently used as a utility room with sink unit, space and plumbing for washing machine and tumble dryer. The space would also suit as a home office or studio.

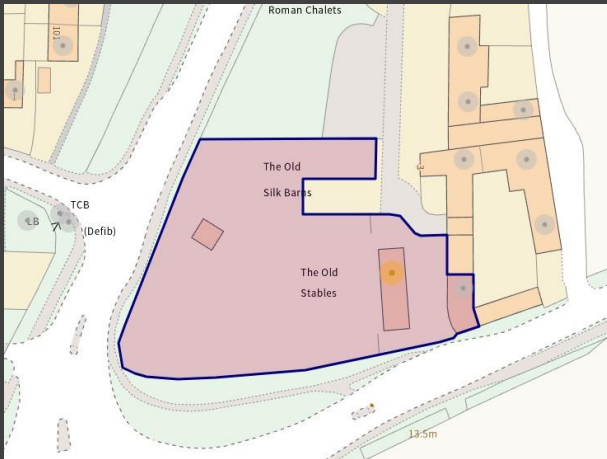


## Outside

The property can be approached from one of two five bar vehicular gates, one leading to a large car parking area which is electrically powered and the other accessing the private courtyard. Within the courtyard are raised planters with trees and a water feature. A red brick wall encloses the decked terrace with pedestrian gate opening to the main gardens. There has been a huge focus on exterior lighting with various wall up lighters and discreet flowerbed lighting, further automatic sensor lighting illuminates the main garden area and paths.

## Summer House 12' 8" x 12' 8" (3.85m x 3.85m)

This fully insulated building is currently used as an artists studio with power and lighting connected. There is a covered veranda overlooking the grounds.





GROUND FLOOR  
1488 sq.ft. (138.2 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		100
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 1488 sq.ft. (138.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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