



## Froggatt House

Mill Road, Barton St. David, TA11 6DF

George James PROPERTIES  
EST. 2014



# Froggatt House

Mill Road, Barton St. David, TA11 6DF

Guide Price - £825,000

Tenure – Freehold

Local Authority –Somerset Council

## Summary

Froggatt House is a large stone built property that has been renovated to the highest standard by the current owner. With over 3000 square feet of living accommodation, the property benefits from a large kitchen extension and brand new 37" tandem garage. The property has been re-roofed, with new windows and doors throughout, a complete rewire, replumbing with new boiler, a bespoke fitted kitchen, spotlighting throughout, wired Bluetooth speakers in multiple rooms and electric blinds in the kitchen/dining room. There are five bedrooms, the master being particularly special with dressing area and ensuite, and there is also a luxuriously appointed family bathroom upstairs. The downstairs accommodation includes a boot room, utility room, internal access to the brand new garage, elegant and classy living room and a show-stopping, 'boutique' style entrance lobby. There is a landscaped garden, as well as ample parking to the front of the house.

## Amenities

Barton St David is a peaceful Somerset village situated in idyllic countryside between the towns of Somerton, Glastonbury, Wells and Castle Cary. The village offers several local amenities comprising public house, church, village hall and a playing field and the nearby villages of Butleigh, Keinton Mandeville and Baltonsborough provide village shops, post offices, farm shops and primary schooling. Additional recreational and industrial facilities can be found in Somerton circa 5 miles away. The nearest mainline railway station is located in Castle Cary however the property is also well served by the A303 linking both central London and the South West, the M5 can be joined at junction 23.

## Services

Oil fired central heating with brand new floor mounted boiler. Mains water, drainage and electricity are all connected. Council Tax band F. There are 17 owned solar panels on the roof (approx. 10 years old).





**Entrance Lobby** 22' 3" x 14' 10" (6.79m x 4.53m)

Composite front door leads to entrance lobby, windows to front, column radiator, cupboard housing brand new electrics, stone fireplace with wooden surround, wood burner on stone hearth, understairs storage cupboard, feature decorative lighting, stairs lead to first floor

**Downstairs WC** 5' 2" x 4' 8" (1.58m x 1.41m)

Chrome heated towel rail, low level WC, wash hand basin, extractor fan

**Living Room** 25' 10" x 12' 8" (7.88m x 3.87m)

Triple windows to front, window with shutters to side, 2x radiators, stone fireplace with wood burner, built in Bose sound system

**Boot Room** 14' 2" x 7' 5" (4.31m x 2.25m)

Beautiful feature stone opening into room, column radiator, space for coats and shoes, door into garage. This room would make a fantastic home office if a buyer preferred an office downstairs

**Utility Room** 12' 6" x 7' 7" (3.80m x 2.32m)

Window to side, white ceramic one and a half sink with drainer, range of matching base and wall units, space for washing machine, space for under counter fridge, brand new floor mounted oil boiler

**Kitchen/Family Room** 26' 0" x 21' 3" (7.93m x 6.48m)

An extraordinary room, ideal for entertaining and family living, windows to front, bi-fold doors leading to rear garden, multiple column radiators, large skylight, range of bespoke matching wall and base units, matching side piece with cupboards and glass display cabinets, space for dining table and chairs, space for additional seating (snug area) or additional entertaining space

**First Floor Landing**

Large windows allow for plenty of light, access to all five bedrooms and family bathroom, speaker system built into ceiling

**Master Bedroom** 17' 5" x 13' 5" (5.30m x 4.08m)

Windows to front and side, multiple column radiators, feature decorative fireplace, sound system built into ceiling

**Dressing Area**

Window to rear, column radiator, long walk in wardrobe with spotlighting

**En-suite** 10' 10" x 8' 11" (3.31m x 2.73m)

Window with shutters to side, column radiator, chrome heated towel rail, close coupled WC, two countertop round ceramic sinks with beautifully restored cupboard unit, walk in shower enclosure with rainfall head, free standing oval bath with separate tap and shower





**Bedroom 2** 15' 0" x 12' 8" (4.57m x 3.85m)  
Window to front, column radiator, feature fireplace

**Bedroom 3** 11' 6" x 9' 3" (3.50m x 2.82m)  
Window to front, radiator

**Bedroom 4** 11' 2" x 10' 0" (3.41m x 3.06m)  
Window to front, radiator

**Bedroom 5** 11' 3" x 7' 5" (3.43m x 2.26m)  
Windows to side and rear, radiator

**Bathroom** 11' 5" x 8' 7" (3.47m x 2.62m)  
Frosted window to rear, chrome heated towel rail, column radiator, close coupled WC, double wash hand basin with vanity storage, free standing roll top bath with traditional telephone style shower head, extractor fan

#### Outside

The property is approached from Mill Road and a large stone shingle driveway is offered for parking. The garage is further along Mill Road and there is room for a small/medium sized car in front of this. From the driveway, a gate leads into the rear garden, which is a beautifully landscaped space, mainly laid to lawn, with mature trees, shrubs and flowers. There is an area of bark with a bench for seating, a wooden pergola, and a large, newly laid patio leading directly from the kitchen/family room.







**GROUND FLOOR**  
1789 sq.ft. (166.2 sq.m.) approx.



**1ST FLOOR**  
1326 sq.ft. (123.2 sq.m.) approx.



TOTAL FLOOR AREA : 3115 sq.ft. (289.4 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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