



Tudor Cottage

Market Place, Somerton, TA11 7LZ

George James PROPERTIES

EST. 2014

Tudor Cottage

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Guide Price - £425,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

Tudor Cottage is a stunning 17th century Grade II listed town house. The property is situated in the centre of the Market Place within the heart of the town. This interesting building retains many of the original period features you would expect of a property of this age with flagstone floors, exposed stone walls and ceiling beams. There are internal boarded panelled walls, impressive Hamstone fireplaces and stone mullion windows with leaded glass and window seats. The house underwent a refurbishment some years ago and although the condition is generally good there are some areas that may require some attention. With accommodation set over four floors this fascinating house offers flexible accommodation along with a private enclosed courtyard garden.

Historic England Listing

Early 17th century cottage, largely rebuilt by William Pinney in 19th century. Local lias stone elevations, with Ham stone dressings; clay pantiled roof between stepped coped gables. Chamfered mullioned windows with labels and gabled attic dormer windows, Cambered arched doorway, above each dormer window there are small plaques with initials 'WP' in gothic script. William Pinney owned Somerton Randle and did much building work in the late 19th century.

Services

Mains water, drainage, gas and electricity are connected. Gas fired central heating to radiators. Four oven AGA. Council tax band C.

Amenities

Somerton was the ancient Capital of Wessex in the 8th century and a former market town. It then later became the County town of Somerset in the 13th/14th Century. There are good levels of amenities including some local, independent shops which you might like to explore throughout the town with quaint cafes where you can spend a day relaxing and enjoying lovely food within the beautiful old charm of a Market town. Somerton also offers a bank, library, doctor and dentist surgery; there are also several public houses, restaurants, churches and primary schools within the town. The Old Town Hall now houses the ACEArts Gallery and craft shop who present a varied, stimulating programme of exhibitions and related events throughout the year. A more comprehensive range of



amenities can be found in the County town of Taunton to the west or Yeovil to the south. The mainline railway stations are located in Castle Cary, Yeovil and Taunton. The property is also well served by the A303 linking central London and the South West; the M5 can be joined at junction 23.

Entrance

Heavy timber entrance door leads to the hall with stairs leading to the basement kitchen and stairs to the first floor.

Sitting Room 13' 5" x 11' 3" (4.10m x 3.43m)

With mullion window to the front and side, both with window seats. Two radiators and Hamstone fireplace housing cast iron wood burning stove.

Study 14' 3" x 8' 6" (4.34m x 2.60m)

With mullion window to the front with window seat. Radiator. Large feature Hamstone fireplace.

Kitchen/Dining Room 20' 7" x 12' 10" (6.28m x 3.92m)

With large glazed window (possible door access to courtyard via stone steps) Flagstone flooring. Range of fitted kitchen units with granite work surfaces over, double Belfast sink unit with mixer tap. Four oven gas fired AGA.

Landing

Stone stairs lead to the second floor.

Bedroom 1 13' 5" x 11' 2" (4.10m x 3.40m)

With mullion window to the front and bay mullion to the side. Radiator and feature Hamstone fireplace.

Bathroom

Mullion window to the front, oak flooring and wall panelling, low level WC, vanity sink unit and bath with shower attachment and oak panelling. Heated towel rail and built in storage cupboards.

Second Floor Landing

Bedroom 2 13' 8" x 11' 10" (4.16m x 3.60m)

With mullion windows to the front and side. Radiator.

Shower Room 12' 3" x 11' 10" (3.73m x 3.61m)

With mullion window to the front. Oak flooring and radiator. Large shower cubicle with mains shower, low level WC and oak vanity sink unit. Roof window to the rear.

Outside

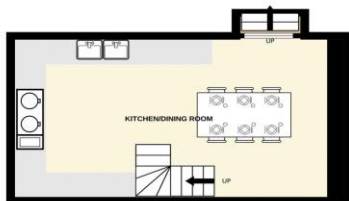
An entrance door with lock leads to the private walled courtyard garden with some raised shrub beds.

Utility/Workshop 12' 2" x 5' 7" (3.70m x 1.71m)

With windows to the side, space and plumbing for washing machine and tumble dryer, Belfast sink unit and radiator. Wall mounted gas boiler providing hot water and central heating.



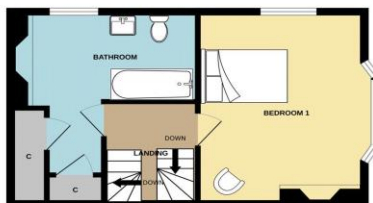
BASEMENT
26.8 sq.m. approx.



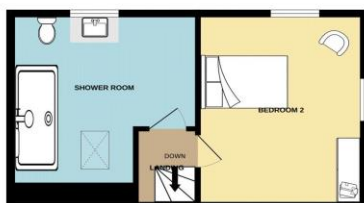
GROUND FLOOR
30.9 sq.m. approx.



1ST FLOOR
32.5 sq.m. approx.



2ND FLOOR
32.3 sq.m. approx.



TOTAL FLOOR AREA : 122.5 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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