



## Honeysuckle House

West Street, Somerton, TA11 7PS

GeorgeJames PROPERTIES



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Guide Price - Guide Price £495,000

Tenure – Freehold

Local Authority – South Somerset District Council

## Summary

Honeysuckle House was the former Somerton School rooms extended in 1875 from the neighbouring United Reform Church. This impressive building occupies a central position within this popular market town. The conversion from the school rooms has been extensive with careful thought to retaining the beautiful character of this grade II listed building. A superb feature of the property is the impressive kitchen area with large open plan living/dining room and large arched stone mullion windows to the front elevation. A staircase leads to the mezzanine sitting room, there is a ground floor bedroom/sitting room with study and bathroom. A stone staircase leads to the two first floor bedrooms. To the rear is a private south facing courtyard.

## Services

Mains water, drainage, gas and electricity are connected.

## 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. There are excellent state and independent local schools notably Millfield, Wells Cathedral School, Bruton schools and Hazlegrove.

## AML Regulations

Intending purchasers will be asked to produce identification documentation at a later stage in order to comply with the latest anti-money laundering regulations, we would ask your co-operation in order that there will be no delay in agreeing a sale.

## Entrance

A pedestrian gate leads to the entrance area with glazed entrance door giving access to the entrance hall.



### Entrance Hall

With roof window and exposed wooden flooring.

### Cloakroom

With window to the rear, low level WC and wash hand basin.

### Kitchen/Dining Room 28' 8" x 22' 3" (8.75m x 6.77m)

With large full height arched stone mullion windows to the front elevation. Exposed wood flooring and part vaulted ceiling with exposed roof trusses. Stairs lead to the large mezzanine living room. The newly fitted kitchen comprises base and wall mounted units with work surfaces over, large central island unit with oak work surfaces over and breakfast bar. Fitted appliances include dishwasher and washing machine, there is a space for an American style fridge freezer and range cooker. One and a half bowl sink unit with mixer tap. Inset LED ceiling lights and under floor heating.

### Sitting Room 22' 9" x 17' 2" (6.94m x 5.23m)

This large mezzanine sitting room with roof window and exposed roof trusses.

### Inner Hall

With range of built in cupboards and airing cupboard.

### Bedroom/Sitting Room 14' 11" x 13' 5" (4.55m x 4.09m)

With window to the side and underfloor heating.

### Shower Room 7' 8" x 7' 6" (2.33m x 2.28m)

With window to the rear, low level WC, wash hand basin with vanity cupboard under, shower cubicle with mains shower. Ladder towel rail and Travertine flooring.

### Study 11' 11" x 11' 7" (3.63m x 3.53m)

With window to the rear, under floor heating, door to a rear porch and door to the enclosed courtyard. Cupboard housing gas boiler.

### Landing

Stone staircase leads to a small landing with window to the rear.

### Bedroom 3 14' 9" x 11' 8" (4.50m x 3.56m)

With window to the rear and roof window. Underfloor heating.

### Landing

With built in cupboard.

### Bathroom 13' 1" x 7' 7" (4.00m x 2.30m)

With window to the rear, low level WC, wash hand basin, panelled bath and shower cubicle with mains shower. Ladder towel rail and tiled floor.

### Bedroom 1 19' 3" x 11' 5" (5.87m x 3.48m)

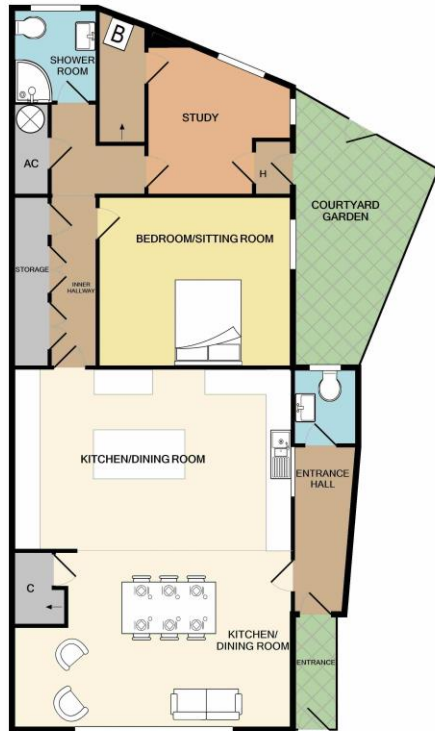
With window to the side and under floor heating. Built in wardrobes. Door leads to the sitting room.

### Outside

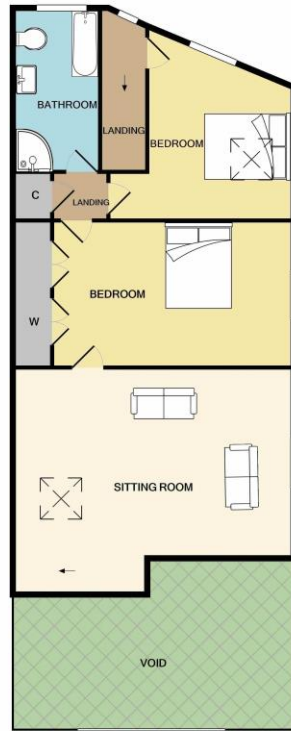
To the front of the property there is a railing fence and gate leads to the front courtyard. To the rear there is an enclosed south facing private terrace with pedestrian gate leading to Pestors Lane.







GROUND FLOOR  
APPROX. FLOOR  
AREA 1324 SQ.FT.  
(123.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 960 SQ.FT.  
(88.2 SQ.M.)  
3 FT. (212.2 SQ.M.)  
Floor plan contained here, measurements  
if no responsibility is taken for any error,  
and should be used as such by any  
in have not been tested and no guarantee  
is given



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