



**Towers
Wills**

Town & Country

The Old School, Bishopston, Montacute, Somerset, TA15 6UU

£950,000

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Towers Wills are delighted to present this stunning period home. Steeped in history, this ex-school has been lovingly restored with an exquisite eye for detail and is one of the stand-out properties situated in the sought-after village of Montacute. The property offers spacious accommodation, and briefly comprises downstairs of a large entrance hall, study, utility, WC, Main Hall (offering open plan living with sitting and dining areas), kitchen, bathroom and three bedrooms with master ensuite. Upstairs the fourth bedroom and a sizable mezzanine overlooking the Main Hall. Outside, there is ample off-road parking and a stunning, well stocked rear garden. Truly one to view to fully appreciate!

- * **Grade II Listed**
- * **Period Property**
- * **Spacious Accommodation**
- * **Sought-after Village**
- * **Ample Parking**
- * **Large Garden**





Entrance Hall

Original wooden door. Single glazed lead lined mullion window, mosaic tiled floor. Built in storage cupboard plus coat / boot room (2.47m x 1.13m) with single glazed lead lined mullion window to the front. Hand built and leaded glass screen leading onto:

Reception Hallway 5.02m x 3.89m

With under stairs cupboard two radiators and solid wood door to main hall. With split level stairs leading to study/bedroom five, cloakroom and utility room with outside access.

Study 2.97m x 3.01m – maximum measurements

Single glazed lead lined window to the front, single glazed window to the side and radiator.

Cloakroom

Includes wash hand basin, W.C, and radiator.



Utility 3.22m x 2.43m – maximum measurements

Single glazed window and wooden door. Hand built wooden unit incorporating butler sink, wooden draining boards, washing machine and underneath storage cupboards. Deep wooden storage shelves and room for further white goods.

Main Hall 4.87m x 9.14m – maximum measurements

Two double glazed mullion side windows and a tall mullion double glazed window to the rear overlooking the garden. A split level room with spacious upper and lower level seating areas overlooked by a mezzanine library. Wooden floor and wall panelling throughout, four radiators and doors to kitchen and inner hallway.

Kitchen 5.84m x 3.30m plus door recess – maximum measurements

Single-glazed deep mullion window, original wooden beams, honey coloured flagstone floor and side door to access garden. This room has a handmade kitchen comprising of a range of wall, base and drawer units, integrated Miele refrigerator and dishwasher. Wooden worktops, an inset two bowl porcelain sink, and a two ring induction hob. A large island with drawers, cupboards, baskets, plus a built in Bosch microwave/oven.



Internal Hallway

Consisting skylight, two radiators, airing cupboard, access to large loft space, via pull down ladder, housing new gas boiler. Doors to bathroom, airing cupboard and bedrooms.

Family Bathroom

Comprising roll-top bath with Bristan mixer taps and shower attachment, separate shower cubicle. Pedestal wash hand basin, w.c, tiled floor, radiator and commissioned window to internal hallway.

Bedroom One 5.44m x 4.16m – maximum measurements

Single glazed lead-lined mullion window and wooden door to the front. Two radiators and fitted bedroom furniture.

En-suite

Includes shower cubicle with Bristan fittings, pedestal wash hand basin, w.c, radiator shaver point and stained glass window.

Bedroom Two 5.43m x 4.33m – maximum measurements

Single glazed lead-lined mullion window to the front, wooden door to the front and two radiators.



Bedroom Three 5.44m x 3.72m plus door recess

To the rear of the property with single glazed window, radiator and door with access to garden.

Bedroom Four 4.66m x 3.91m – maximum measurements

Single glazed mullion window overlooking the church. Fully tiled shower cubicle with skylight, radiator and stained glass window to stairwell.

First Floor Landing

Includes triple window to the side of property, cupboard and archway to mezzanine library.

Mezzanine 4.89m x 2.76m – maximum measurements

Double glazed window to the side of property, wooden floor and shelving. Currently used as a library and overlooking the main hall.

Outside areas

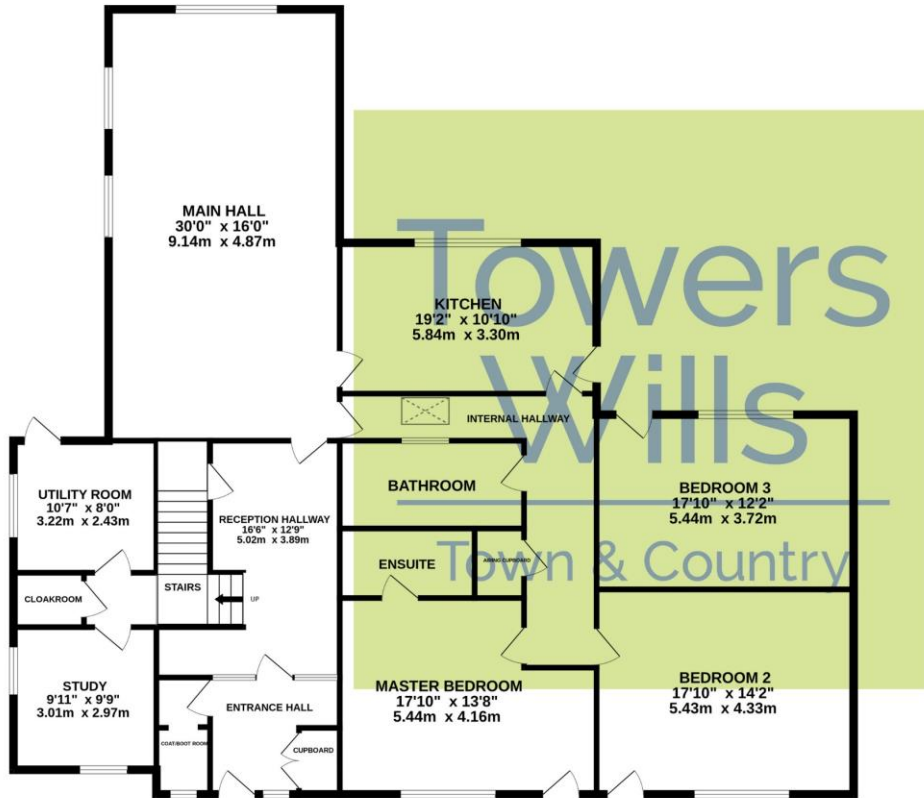
To the side of the property is parking for one vehicle in front of the double gate. Room for further vehicles and access to the property behind. Split-level, well stocked landscaped garden and patio accessible by four steps. There are two taps, electricity points and external lighting at front and back of the property.

Situation

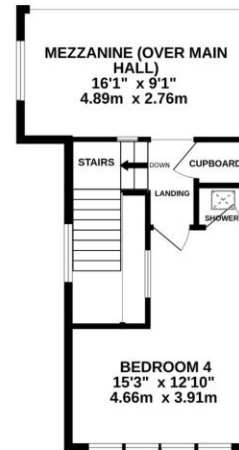
This handsome Grade II listed house is set in the heart of this picturesque village, set on a no-through road adjacent to St Catherine's church. The village is home to the National Trust owned Montacute House and also has other facilities including an active and friendly community and amenities including petrol station, village store, Post Office, two pubs, primary school and village hall. It is also surrounded by National Trust Woodland with wonderful walks up onto Ham Hill. Yeovil is within 4 miles where an excellent range of shopping, recreational and scholastic facilities can be found together with a mainline railway station to London Waterloo, Exeter and Bristol.



GROUND FLOOR



1ST FLOOR



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