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IDRIS, SOMERTON, SOMERSET

# Idris

The Triangle, Somerton, Somerset, TA11 6QJ

Langport 5 miles; Street 6 miles; Taunton 19 miles

A former Post Office combined with a superb residential property located in the heart of Somerton. Offering an exciting opportunity to create a substantial residential dwelling, or operate as a superb live/work property in an enviable situation. Generous south-facing rear gardens and off-road parking.

Guide Price £460,000

## DESCRIPTION

Located in the very heart of Somerton, Idris combines the former Somerton Post Office with superb living accommodation, within a generous plot offering an attractive rear garden and parking for two cars, with room to expand. The property benefits from attractive period features throughout and offers an opportunity to set up a retail business in a prime location or, subject to planning, incorporate the space to create more living accommodation within a substantial town property.

Accessible from the street, the retail space is an excellent area, measuring approximately 40 sqm, to include the current Post Office counters, fitted with secure glass and associated storage and security,



but offering an a blank canvas to create a superb retail space with excellent window frontage onto the street.

A further door to the side of the retail space leads to a corridor, offering direct access to the living accommodation, starting at the rear. A door on the right of the corridor gives access to an office space, with a WC adjoining, which has been included previously with the retail space, but could easily be adjusted to create a far larger family living area.

At the end of the corridor is the family room, carpeted and with an attractive bay window to the rear, double glazed and looking out to the garden. A door to the side leads into the generous kitchen/diner, fitted with a range of wall and base units and appliances including electric hob, gas cooker with hood over, and space/plumbing for a dishwasher and washing machine as well as a fridge and freezer.

A door from the kitchen leads into an internal hallway, which provides direct access to the retail space, and is fitted with a storage cupboard, housing the gas fired boiler.

Stairs from the hallway lead to the first floor landing, carpeted and beautifully light with a double glazed door to the rear, leading to the roof, offering delightful countryside views.

To the first floor are four bedrooms, and the generous family bathroom, offering the potential to configure to add an ensuite if required.

Bedrooms one and two to the front of the house are both generous double rooms, enjoying attractive double glazed bay windows. Bedroom three also to the front is currently used as an excellent study/office space, whilst bedroom four to the rear offers a single bedroom with attractive views.

The family bathroom is a large space, fitted with a suite of raised corner bath, shower cubicle, low level WC, pedestal basin and bidet.

Stairs from the first floor landing lead to the second floor landing, giving access to bedroom five and a further sitting room, offering the flexibility to create more bedrooms or a generous master suite.

Bedroom five is carpeted and enjoys a Velux window offering ample light. The second floor sitting room is carpeted with double glazed windows to the rear offering delightful views and a Velux window to the front, creating a generous family space.

## OUTSIDE

To the rear of the property is an attractive south-facing garden. To the immediate rear is a large patio, ideal for low maintenance, offering an ideal area for al fresco dining.

The patio continues to an outbuilding on the left, offering a useful workshop space, a further shed and hot tub are located on the right, with power in place in a number of locations throughout the garden.

To the far rear is a paved parking area, offering gated parking for two cars, accessible via a right of access from The Triangle, and with space to create more parking if required.



## Agents' note

The neighbouring property 'Loxson' benefits from a right of access over the parking area to a stone barn on their property.

## SERVICES & OUTGOINGS

We understand that all mains services are connected to the property. Gas fired central heating.

South Somerset District Council—Band C.

Tenure—Freehold

## SITUATION

Idris is located close to the centre of Somerton. This historic town offers a fine level of amenities with numerous independent retailers and a selection of cafes, coffee shops and public houses together with a recently opened delicatessen. The town offers a bank, library, doctor and dentist surgeries, and primary schools. Secondary schooling is offered at nearby Huish Episcopi whilst there are sixth form collages in both Yeovil and Street, also the home of Millfield School and Clarks Village. Mainline train stations are offered in nearby Castle Cary (Paddington line) and Yeovil (Waterloo line) whilst road communications are well catered for via the A303.

## DIRECTIONS

Travelling into Somerton from the B3153, Somerton Hill, take the second exit from the roundabout onto Langport Road, where the property will be located on your right hand side on 'The Triangle.' For viewings, please make use of the free 'Half Moon' car park.



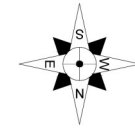
**Viewing**

Strictly by appointment with the agents  
Greenslade Taylor Hunt.  
The Shopping Parade, Langport, TA10 9PG  
Email: [residential.langport@gth.net](mailto:residential.langport@gth.net)  
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# The Triangle, Somerton, Somerset, TA11



**Approx. Gross Internal Floor Area 2721 sq. ft / 252.82 sq. m**

© 2022 Greenslade Taylor Hunt. This plan is for layout guidance only. Floorplans not drawn to scale unless otherwise stated. Door and window openings are approximate. Whilst every care is taken in the preparation of this floorplan, please check all dimensions, compass directions and shapes before making any decisions in relation to this property, that may be reliant on them.  
Produced by Elements Property



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

## IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

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