





£550,000

**To View:**

Holland & Odam  
Market Place, Somerton  
Somerset, TA11 7NB  
01458 785100

[somerton@hollandandodam.co.uk](mailto:somerton@hollandandodam.co.uk)



3



2



3

Energy  
Rating C

Council Tax Band TBC



**Services**

Mains electricity, gas, water and drainage are connected. Gas central heating system.

**Local Authority**

Somerset Council  
03001232224  
[somerset.gov.uk](http://somerset.gov.uk)

**Tenure**

Freehold

## Directions

From The Market Place in Somerton on foot or by vehicle, follow West Street and the property can be found shortly on your left hand side.

There is one way traffic along West Street and this road further benefits from additional pedestrian rights of way.

The nearest parking is located at Cox's Yard opposite.

## Description

A beautiful former schoolhouse renovated to a superb specification that now offers the perfect blend of modern living with an abundance of character and charm. The property is situated in the heart of Somerton and benefits from an impressive open plan kitchen, living and dining area, alongside three bedrooms, three reception areas, and a courtyard garden.

Believed to date back to 1875, Honeysuckle House was formerly used as schoolrooms associated with the adjoining 19th century United Reform Church. Having been lovingly renovated throughout to a high specification, the property boasts lots of modern conveniences whilst retaining a plethora of character features within this beautiful grade II listed building.

### **Ground Floor**

Open Plan, Kitchen/Living/Dining Room,  
Study, Bedroom Two, Shower Room, Cloakroom

### **First Floor**

Bedroom One, Bedroom Three, Family Bathroom,  
Mezzanine Sitting Room

### **Outside**

Private Courtyard

## Location

The historic Anglo-Saxon market town of Somerton is reputed to be the ancient capital of Wessex. The town offers an excellent selection of day-to-day facilities including shopping outlets, antiques, arts guild, several public houses, artisan bakery, wine shop, restaurants, and a 14th century church. A more comprehensive range of amenities can be found in the local towns of Taunton or Yeovil, both of which are accessible by car and bus. For families, there is a recreational ground, which includes rugby, football, lawn bowls, tennis, children's play area, skate park, outdoor gym and a sports and social club. There is a good selection of both private and state schools in the locality which include, King Ina Academy, Huish Episcopi Primary and Secondary school, and Millfield school in nearby Street. The mainline railway stations are located in Castle Cary, Yeovil and Taunton. The A303 is approximately 4.5 miles and links London with the South West. The M5 motorway can be joined at junction 23 which is approximately 19 miles.





## Outside

To the front of the property there is a railing fence and a gate that leads to the front courtyard while to the rear there is a private and enclosed south facing courtyard benefiting from a pedestrian gate leading to Pestors Lane.

As you continue through the property, you will find a selection of built in storage cupboards, and access to the light and airy bedroom two which overlooks the courtyard and is serviced by the large shower room with basin, toilet and walk in shower. Completing the ground floor accommodation is the study, which could be used as a further reception room, or bedroom. From here the courtyard garden can be accessed.

Stone steps rise to the first floor providing access to bedroom three, which is a large double. Adjoining is the primary bedroom which benefits from built in wardrobes and access to the mezzanine sitting room. Both bedrooms are serviced by the family bathroom with a bath, walk in shower, toilet, and basin, and again features an arched mullion window.

From the entrance hall, there is a useful cloakroom and space for shoes and coats. From here you enter into the impressive open plan kitchen, living and dining area. This wonderful space with part vaulted ceiling is flooded with natural light from the large arched stone mullions windows, while beautiful wooden floors with underfloor heating span the length of the room.

The kitchen has been fitted with a mix of modern, shaker style wall and base units, complemented with stone effect worktops, and an oak topped island unit. There is an integrated dishwasher and washing machine and space for an American fridge freezer and range cooker.

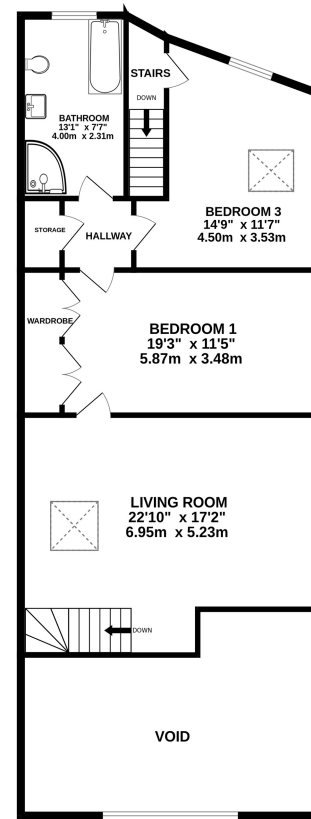
A staircase leads to the mezzanine sitting room which features exposed wooden roof trusses.



GROUND FLOOR  
1322 sq.ft. (122.8 sq.m.) approx.



1ST FLOOR  
1225 sq.ft. (113.8 sq.m.) approx.



TOTAL FLOOR AREA : 2547 sq.ft. (236.6 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.  
Made with Metropix ©2024

**RESIDENTIAL LETTINGS :** Holland & Odam offer a comprehensive residential lettings service. Whether you are a landlord or a tenant, please contact any of our offices to discuss your requirements.

**FINANCIAL SERVICES :** Would you like to have the opinion of a fully Independent Financial Adviser who has access to the entire mortgage market place and could help you consider all aspects of financing your proposed purchase? If so, please ring us on 01458 785100 and we can arrange a free consultation for you at a time and a place to suit you with The Levels Financial. \*

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 :** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**DATA PROTECTION :** Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.

\*YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR ANY OTHER DEBT SECURED ON IT. WRITTEN QUOTATIONS ARE AVAILABLE ON REQUEST.

