





£1,695,000

To View:

Holland & Odam  
Market Place, Somerton, TA11 7NB

01458 785100

street@hollandandodam.co.uk



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Energy  
Rating

Exempt

Council Tax Band G

### Services

Mains electricity and water are connected. Private drainage and oil fired central heating system.

### Local Authority

Somerset Council  
03001232224  
somerset.gov.uk

### Tenure

Freehold



## Directions

From Market Place, Somerton, turn left onto Broad Street. At the mini roundabout take 2nd exit onto Horsemill Lane. At the T junction turn left onto the B3151, then first right onto the B3153, signposted Castle Cary. Follow this road for approximately 2.5 miles then turn right into High Street, Kingweston. Continue along the lane, bearing right at Kingweston House and continuing to the far end where the property will be found on the left hand side of the triangle.

## Description

North Stables is a period Grade II Listed coach house, in the heart of the historic village of Kingweston, dating back to 1765.

This beautiful private home stands on a significant plot obtaining original features throughout, whilst incorporating modern requirements. Featuring two glazed coach entrances to the front, the left giving access to the impressive entrance hall with adjacent glazed arch to the rear, enjoying an exposed beam ceiling, flagstone floors and oak staircase rising to the mezzanine gallery landing. Flooded with natural light, this room is the perfect space for dining and provides the convenience of a downstairs WC. The living room also enjoys a glazed arch door access to the front, featuring a honey stone inglenook fireplace with inset Clear View wood burner. The kitchen is the heart of this home, combined with a snug it's the ultimate space for family and entertaining, with an open fireplace and solid wood floors. Presented with ample storage and a central island the kitchen enjoys features such as flagstone floors, exposed beams, Belfast sink, electric 5-oven AGA and alternative original front stable door.

The first floor accommodation is centrally connected via the gallery landing which overlooks the front and rear courtyards. The left wing consists of a master bedroom with open plan wash facilities; including a shower and basin. Next to this is the family bathroom with traditional free standing roll top bath with claw feet, WC and his and hers wash basins, a further bedroom with additional WC and built-in eaves storage cupboards. The right wing consists of a double bedroom with en-suite shower room, two further Jack & Jill bedrooms and replicated eaves storage cupboards within the landing space.

## Location

Kingweston is a small historic village believed to date back to Roman period. It lies in the unspoilt countryside close to the South Somerset towns of Somerton, Glastonbury and Castle Cary all of which provide a variety of shopping, educational and recreational facilities.

Independent schools nearby include Millfield School, Wells Cathedral School, Hazelgrove and Sherborne.

Well positioned for travel close to the A303 and M5, Mendip Community Transport provide a bus service to Yeovil twice a week and mainline railway stations are located in Castle Cary, Yeovil and Taunton with direct links to Waterloo and Paddington.





The substantial driveway is enclosed by wrought iron bow top railings and vehicular gates, allowing for ample parking. Additionally, there is a detached double garage, wood store and attached utility/ laundry room. The walled garden consists of a traditional lawn with a 32ft x 16ft heated swimming pool and detached Blue Lias constructed pool house comprising; fitted kitchen, shower/changing room and pump room. An attached veranda provides shade in the summer months for alfresco dining or relaxed seating. The well kept gardens include a mixture of mature olive and bay trees, climbing wisteria and grape vines. There is also a private gravelled courtyard, highlighting a central tiered waterfall and designed with symmetrical trees and box hedging.

➤ Impressive Grade II Listed coach house in the heart of Kingweston, approximately 5 miles south of Millfield School.

➤ Constructed of Blue Lias stone under a slate roof, this traditional family home is a well proportioned mix of grand verses cosy and modern meets old, features throughout.

➤ Occupying spacious accommodation with three primary reception rooms, four bedrooms and four bathrooms, all of which capture the history of this building with it's well maintained original features.

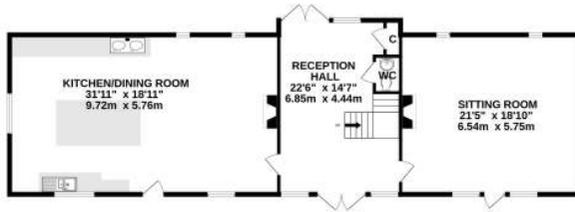
➤ Substantial walled garden with detached Pool House and veranda overlooking a 32ft x 16ft outdoor, heated swimming pool.

➤ Wooden painted (conservation approved) glazed windows and doors throughout, oil fired central heating system and private drainage via cesspit, replaced in 2021.

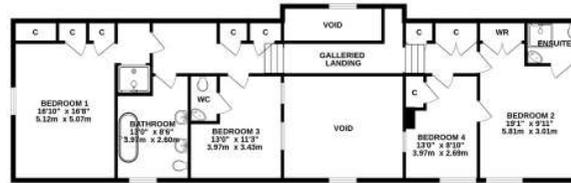
➤ Ample driveway parking and detached double garage with attractive external lighting.



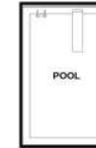
GROUND FLOOR  
1309 sq.ft. (121.6 sq.m.) approx.



1ST FLOOR  
1319 sq.ft. (122.5 sq.m.) approx.



OUTBUILDINGS  
1098 sq.ft. (102.0 sq.m.) approx.



TOTAL FLOOR AREA : 3726 sq.ft. (346.1 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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