



holland&odam

The Old Rectory | Seavington | Ilminster | Somerset | TA19 0PZ



£1,625,000

To View:

Holland & Odam

Market Place, Somerton

Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



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5

Energy  
Rating

F

Council Tax Band G



**Services**

Mains electricity, water and drainage are connected. Oil fired central heating system.

**Local Authority**

Somerset Council

03001232224

somerset.gov.uk

**Tenure**

Freehold

## Directions

From Somerton follow B3151 towards Ilchester. At the T junction turn left onto A372 and at Podimore roundabout take the 4th exit onto A303. At Cartgate roundabout take the 2nd exit and continue on A303. At Hayes End roundabout take the 2nd exit onto Harp Road and at the next roundabout take the 2nd exit onto New Road and 3rd right onto Upton Lane. The property will be shortly on your left hand side.

## Description

The Old Rectory is a stunning Grade II listed Georgian property dating back to the 17th century, nestled in the picturesque village of Seavington. This remarkable residence boasts excellent proportions throughout, offering a seamless blend of historic charm and modern comfort. With six substantial bedrooms, five luxurious bathrooms, and five elegantly appointed reception rooms, this home is designed for both family living and entertaining, while the double garage and ample parking ensure convenience for residents and guests alike. Surrounded by beautifully romantic gardens, The Old Rectory presents a serene outdoor retreat, perfect for relaxation and gatherings. This enchanting property is not just a home; it is a timeless piece of history, offering a unique lifestyle in a tranquil setting.

Dating back to the early 17th century, this property has been beautifully remodelled over the centuries to showcase the grand façades. Set within delightful grounds of just under 1.25 acres, this classic Georgian rectory offers traditional family accommodation of excellent proportions. The warm, Hamstone enhances the impressive scale of this beautiful Grade II Listed building, as you approach via the private driveway, located on a no-through lane within the village.

Entering from the south, you find an impressive reception hall with chequered tiled flooring and a grand turning staircase illuminated by a picture window. From the hall, there is access via stone steps down to the dry wine cellar still with the original stone floor, providing ample space for cool storage and further useful cupboard by the stairs. The magnificent drawing room features double aspect sash windows with original shutters, framing the view of the garden and features a central fireplace, leading into a spacious formal dining room, also with an open fireplace and built in storage, attractively lit for displaying glassware. Across the hall, the study or snug enjoys tall sash windows, a period stone fireplace and exposed original flagstones. The well-proportioned kitchen/breakfast room, located in the older section, has a farmhouse feel including a cream oil-fired AGA and an electric companion, along with ample storage and built in appliances. A garden room/conservatory extends from the kitchen, offering views of the garden and access to a sun terrace. On the first floor, the landing is brightened by a large fanlight window. The principal suite features multiple dual aspect windows, allowing plenty of natural light and beautiful views over the gardens. Two additional guest rooms also have en-suites, and a linen cupboard providing convenient storage. A staircase leads to the second floor, featuring three spacious bedrooms, bathroom and shower room, as well as excellent storage, offering versatility for play or guest accommodation.

## Location

Seavington is a charming village, characterised by its close-knit community and picturesque surroundings. The presence of two distinct parishes, each with its own church, adds to its unique character. The shared community amenities like the shop, café, recreation ground with a playground, village hall, and pub foster a sense of belonging among residents. The proximity to South Petherton enhances the appeal, providing additional everyday conveniences. Meanwhile, Ilminster, with its rich history and variety of independent shops, offers a vibrant market town atmosphere. The ancient Minster is a notable landmark, and the diverse range of stores caters to many needs. Moreover, the excellent road access to the M5 and A303 makes it convenient for commuting and exploring the wider region. Overall, Seavington and its surroundings create an inviting environment for both residents and visitors.



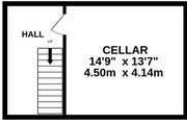


As you approach the enchanting property, a gravelled driveway elegantly ascends through a stately walled entrance, leading to the magnificent façade of the residence. Here, an expanse of ample parking and turning space graces both the southern and eastern sides of the house. A secondary driveway meanders along the northern and rear aspects of the property, guiding you to a distinguished double garage, complemented by additional parking directly in front and additionally lies an enchanting section of garden, easily accessible and currently adorned with a verdant lawn and two Cherry trees, framed by a natural stone wall and mature hedging. Adjacent to the rear drive, you will find an outbuilding currently utilised as a fuel store, offering generous space for logs and housing the oil tank for the central heating system. Additionally, the neighbouring cottage possesses a right of access across the rear drive to their own private driveway. The majority of the gardens, which lie gracefully to the south of the house, have been meticulously tended to over the years. Traditional in their layout, the grounds feature sweeping expanses of lush lawn, richly stocked borders that provide year-round interest, and adding to the grandeur of the landscape stand a proud and majestic Copper Beech. The gardens flow naturally, guiding you towards the orchard area, where a variety of fruit trees flourish, under-planted with vibrant bulbs, and bordered by a wild flower meadow in the summer months. Mown paths invite leisurely strolls through this picturesque setting, all securely fenced to ensure a safe environment for children and pets alike. In close proximity to the house, a thoughtfully designed herb border basks in the sunlight, while elegantly crafted stone steps descend to the inviting garden room. To one side, an additional outbuilding currently serves as a distinguished home office, featuring Velux windows on the north side that invite an abundance of natural light, creating a refined space for inspiration and productivity.

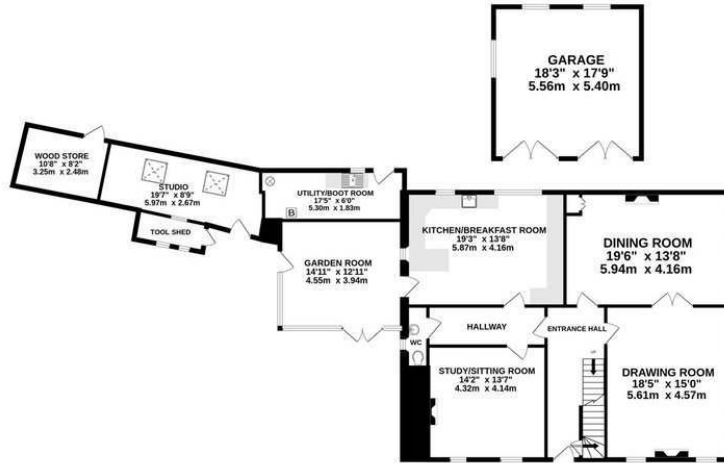
- Grade II listed former rectory
- Exceptional family-size accommodation
- Traditional Reception Hall & Wine Cellar
- Drawing Room, Formal Dining Room Sitting Room / Study, Kitchen / Breakfast Room Garden Room, Boot / Utility Room, WC
- Principal bedroom with large en-suite
- Two further first floor guest suites
- Three second floor double bedrooms with two bathrooms
- Southerly facing gardens and orchard area
- Double garage and ample parking
- Desirable village location



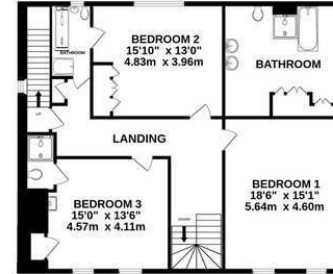
BASEMENT



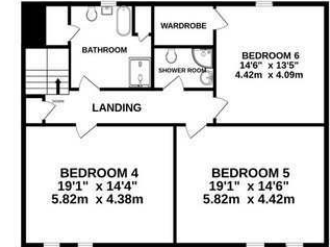
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 4958sq.ft. (460.6 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.  
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