





£495,000

To View:

Holland & Odam

Market Place, Somerton

Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



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Energy
Rating

D

Council Tax Band E



Services

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

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

From Somerton Market Place, follow West Street and Bay Tree House can be found on your left.

The rear of the property can be accessed via Pestors Lane behind the property. Continue along West Street, passing the property and take turn left at the junction. The parking space can be found shortly on your left hand side.

Description

An exceptional conversion of a former 19th-century church, blending historic charm with contemporary design in the heart of Somerton.

Bay Tree House is a truly unique and beautifully converted former United Reformed Church, dating back to 1807. This Grade II listed building has been thoughtfully transformed into a stunning home offering characterful features throughout, including arched stained-glass windows, exposed stonework, and a striking mezzanine library. Perfectly positioned within walking distance of Somerton's town centre, the property offers flexible and spacious living across three levels, with private off-road parking and a charming courtyard gardens.

Upon entering through the grand double doors, you are welcomed into a generous entrance hall that sets the tone for the rest of the property. From here, two well-proportioned bedrooms are accessed, alongside the breathtaking open-plan living space — the heart of the home. This impressive area is framed by arched stained-glass windows and offers defined zones, including a stylish kitchen with Smeg Range Cooker, dining area and a raised living space with a Jotul gas wood burning stove — perfect for relaxing or hosting guests. Above, a mezzanine library adds a touch of drama and elegance, overlooking the main living area. A staircase leads down to a versatile lower-ground level currently used as a workshop and gym with direct access to the rear parking area. An inner hall provides access to a utility/shower room, access to the rear courtyard and features a beautiful exposed stone staircase rising to the first floor.

The first floor is dedicated to a study, luxurious principal suite, including a large bedroom and a 'his and hers' en-suite bathroom and shower room.

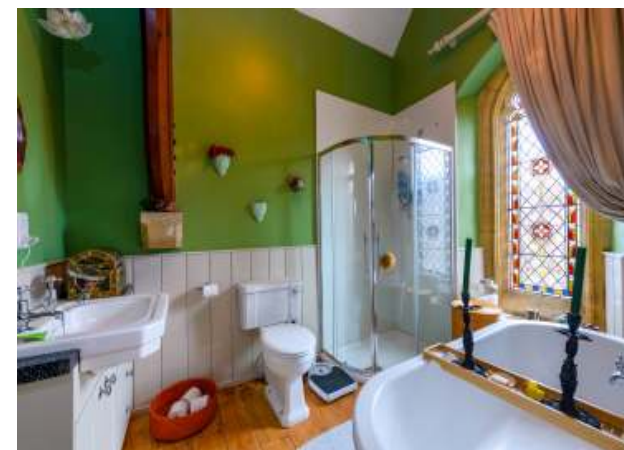
Location

Somerton is a picturesque, rural town in the heart of Somerset. There are a good level of amenities within this beautiful Market town including some local, independent shops, Art Galleries, antiques, cafes and several public houses enjoying attractive beer gardens and restaurants. Somerton also offers a library, doctor and dentist surgery, opticians, TSB bank, churches and schools within the town. Further amenities can be found on the outskirts of Somerton within Bancombe Business Park including garages, recycling centre and Edgar Hall which holds a number of events for the locals to enjoy. A more comprehensive range of amenities can be found in Yeovil (south) or the County town of Taunton (west). Somerton is well positioned for travel, close to the A303 and M5 with a well linked bus service and mainline railway stations are located in Castle Cary, Yeovil and Taunton with direct links to Waterloo and Paddington.





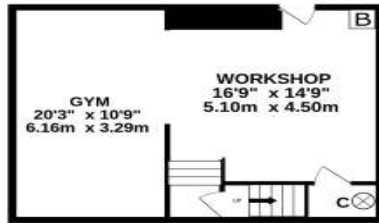
Externally, Bay Tree House offers off-road parking and a private, south-facing courtyard to the rear, a charming and low-maintenance outdoor area, perfect for bistro dining or unwinding in the sun and a courtyard to the front enclosed by iron railings and gateway.



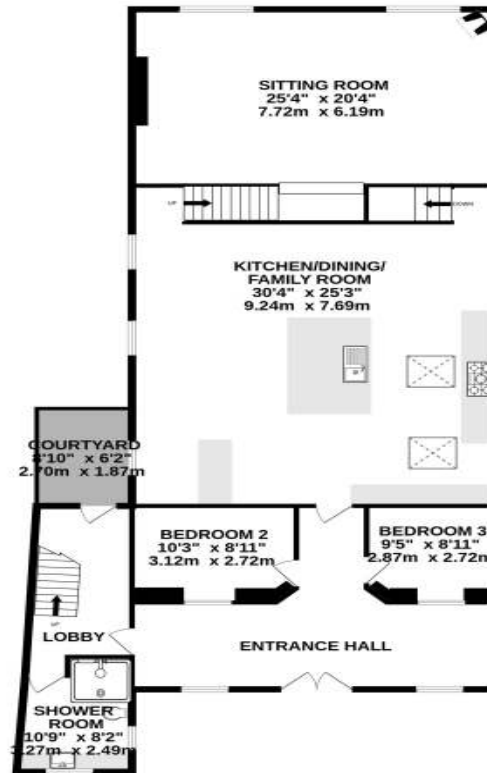
- Grade II listed church conversion, originally built in 1807
- Striking stained-glass windows and original architectural features
- Spectacular open-plan living and entertaining space
- Bespoke mezzanine library and character details throughout
- Three bedrooms, including a luxury principal suite with dressing room and en-suite
- Versatile lower ground floor with boot room, office, and storage
- Private south-facing courtyard garden, perfect for al fresco dining
- Off-road parking
- Convenient town-centre location within historic Somerton



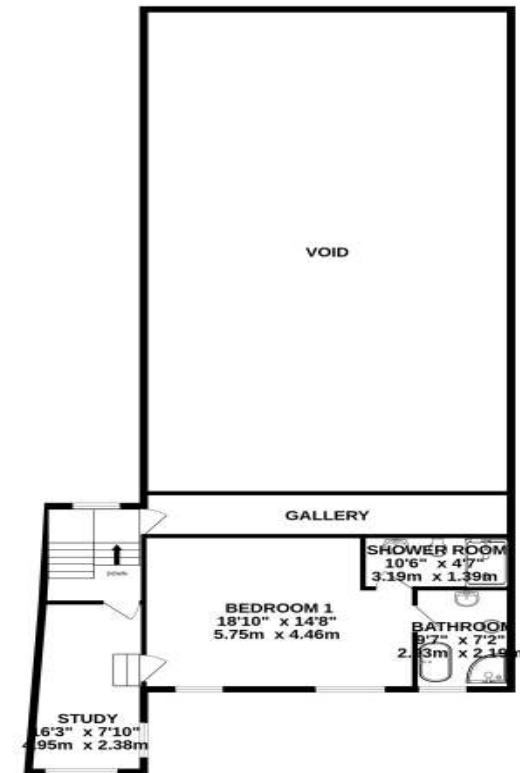
LOWER GROUND FLOOR
502 sq.ft. (46.6 sq.m.) approx.



GROUND FLOOR
1806 sq.ft. (168.0 sq.m.) approx.



1ST FLOOR
1832 sq.ft. (170.2 sq.m.) approx.



TOTAL FLOOR AREA : 4141 sq.ft. (384.7 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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