



£795,000

At a glance...



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**holland
& odam**

Bondip House
North Town
Kingsdon
Somerton
TA11 7LE

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From Somerton Market Place, follow Broad Street into North Street and turn right at the mini roundabout onto Horsemill Lane.

At the T junction at the bottom of the hill, turn right onto the B3151. Follow Lodge Hill and at the top, turn left into Kingsdon Hill.

Follow the road to the bottom and turn left into North Town. Bondip is immediately on your right hand side.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Kingsdon is a small historic village nestled in the undulating hills of South Somerset, with far reaching views to the east and south. The village lies half-way between the Roman settlement of Ilchester and the market town of Somerton and retains its old-world charm. There is no through traffic and a wealth of historic cottages and elegant houses of individual character line the quiet streets. Many of the old (and some of the new) houses have been built using blue lias stone quarried from within the village. Kingsdon offers an array of amenities including a community run shop, located in the former school dwelling, 13th Century church, family run thatched pub Kingsdon Inn, village hall and allotments, children's playground and plenty of public footpaths enjoyed by keen hikers and dog owners. The village is home to a variety of clubs and societies and holds an annual summer festival for villagers and locals to enjoy on the green. Kingsdon is neighbour to National Trust owned 'Lytes Cary Manor' and well positioned for travel, being 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.

Insight

A rare opportunity to purchase and transform this substantial period Farmhouse in the heart of Kingsdon, near Somerton. Built before 1900 and formerly the long-established home of 'Mr & Mrs Marrow' who ran the family estate for many years as a Horticultural Nursery, this beautiful building is now prime for development to progress it into the 21st Century, whilst restoring its character throughout.

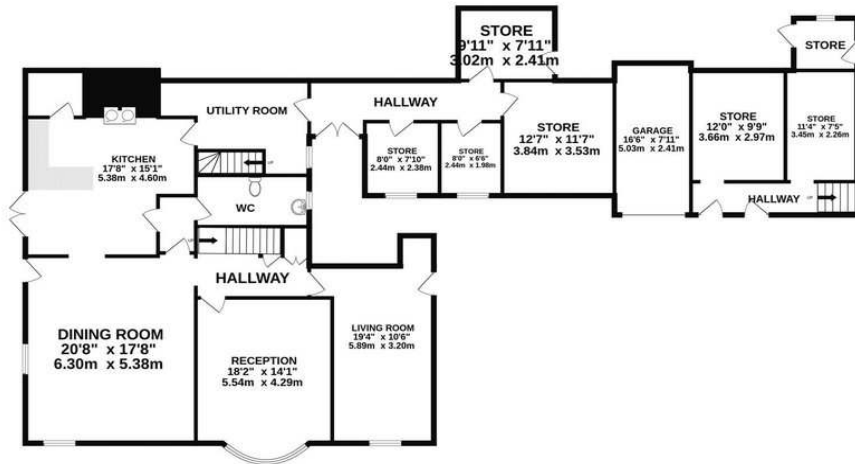
Offering significant accommodation, the main house comprises a spacious entrance hall with one of two stairways rising to the first floor accommodation, large kitchen/ dining room, utility, WC, four generous reception rooms and a range of store rooms, five bedrooms and two bathrooms.

Attached to the property is a barn consisting of a single garage and store rooms on the ground floor and stairs rising to a large open plan attic. An impressive driveway provides ample parking and a large private garden with views to the east.

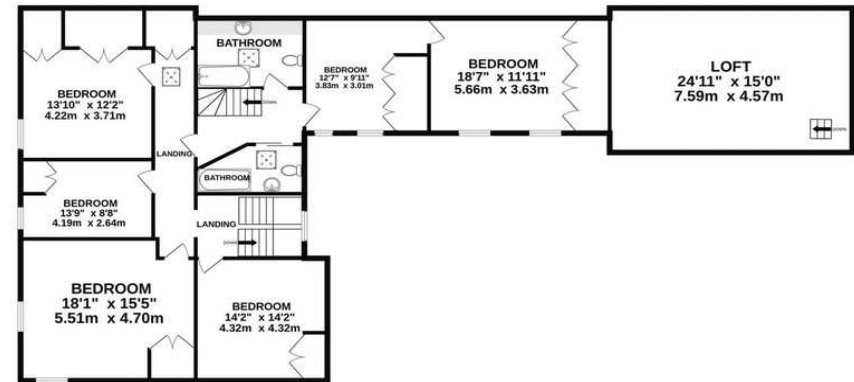
- A fantastic opportunity for those looking for a renovation project allows you to design your ideal home in a desirable location offering a peaceful and private environment
- Based on the current market conditions, the (GDV) Gross Development Value is estimated at £1,500,000
- With its spacious accommodation and grounds it offers the freedom to design and restore a residence that perfectly reflects your personal style and preferences
- Kingsdon is a sought after traditional village known for its charm and character, making it a highly desirable place to live due to its strong sense of community, friendly atmosphere and amenities
- Well situated for primary and secondary schools including well regarded Millfield School, Hazelgrove and Taunton



GROUND FLOOR
2279 sq.ft. (211.7 sq.m.) approx.



1ST FLOOR
1997 sq.ft. (185.5 sq.m.) approx.



TOTAL FLOOR AREA : 4489sq.ft. (417.0 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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