



Eaves

WWW.EAVESHOUSE.COM

Church Rooms

St James Street, South Petherton, TA13 5BS

ASKING PRICE: £435,000

A four bedroom Grade II listed house, in the heart of South Petherton, which has been completely modernised by the current owners. A historically significant house with bags of character, overlooking the Church of St Peter and St Paul.

TENURE — FREEHOLD



Overview

A four bedroom Grade II listed former school in the heart of the pretty village of South Petherton. The house, which has been recently modernised, offers an entrance hall, sitting/dining room, kitchen, garden room, cloakroom, 3 bedrooms and 2 bathrooms on the 1st floor and a light and airy basement.

The basement currently has an office, utility room, shower room, pantry and a workshop/cinema room but could be shut off to form a self-contained flat. The house has a small walled courtyard garden but overlooks the well-maintained churchyard and has great country walks in all directions.



Key Features

- HISTORICALLY SIGNIFICANT HOUSE
- GRADE II LISTED FORMER SCHOOL
- OVERLOOKING THE CHURCH
- IN THE HEART OF THE VILLAGE
- WALKING DISTANCE TO ALL AMENITIES
- COMPLETELY MODERNISED AND COSY
- 3/4 BEDROOMS
- 3 BATHROOMS
- 2 RECEPTION ROOMS
- POTENTIAL SELF CONTAINED ANNEXE

Immediate Area

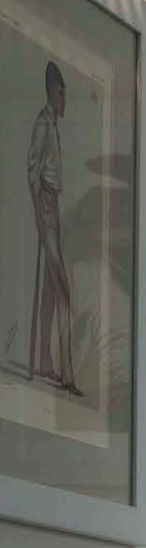
South Petherton is more like a compact town rather than a large village. It has a great selection of independent shops including a butcher, bakery, fruit and veg shop, newsagent, Co Op, florist, cake shop and many more. The Brewers Arms pub is at the centre of village life and seems to offer an event for nearly every imaginable occasion.

For dining there is also an award-winning restaurant (HOLM) and two independent cafés. The village offers a pre-school, infants' school and junior school and a hospital with a comprehensive pharmacy. The larger towns of Yeovil (10 miles) and Taunton (18 miles) are both easily accessible and the Jurassic coast is just 20 miles away.



The House

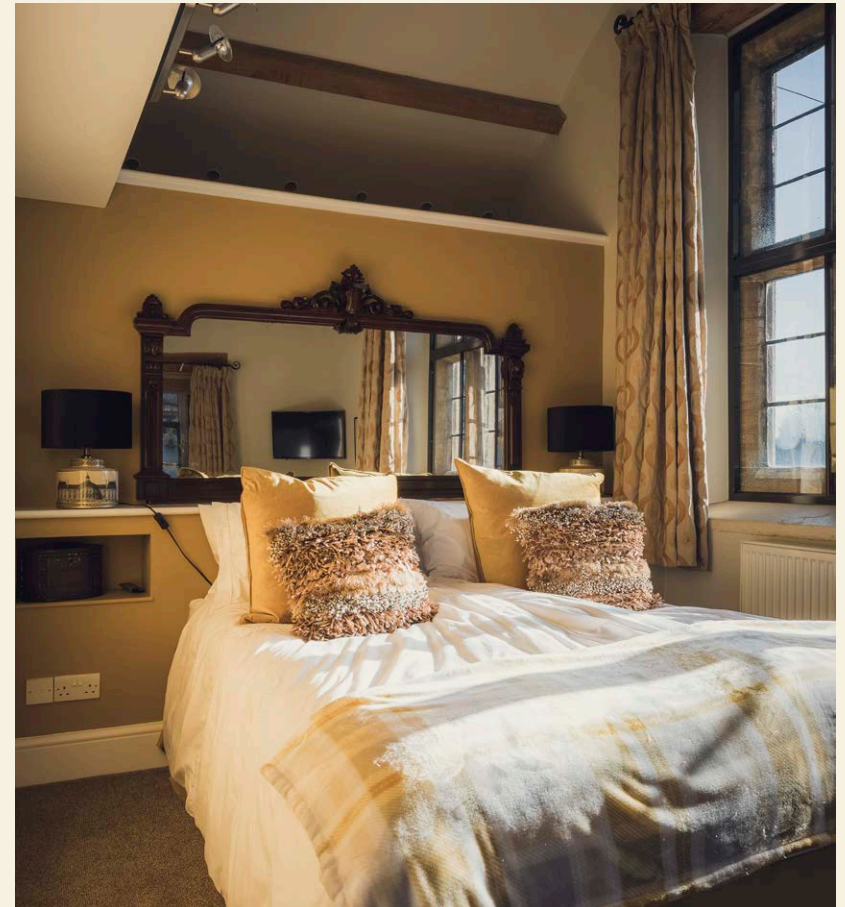
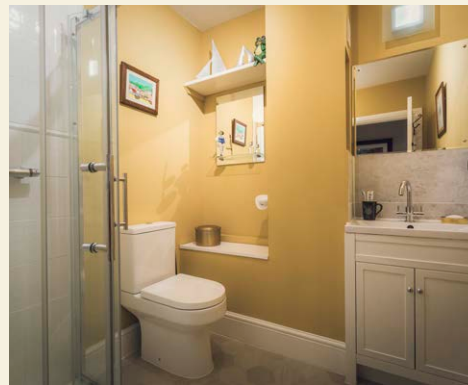
Originally built in 1828 as a boy's charity school and Sunday School, subsequently used as meeting rooms. It was converted to a house in the early 1990's and has been further improved and modernised, with no expense spared, by the current owners. It boasts all the character of a period house (ham stone walls, mullion windows, a Welsh slate roof) whilst offering cosy modern living.



Interior

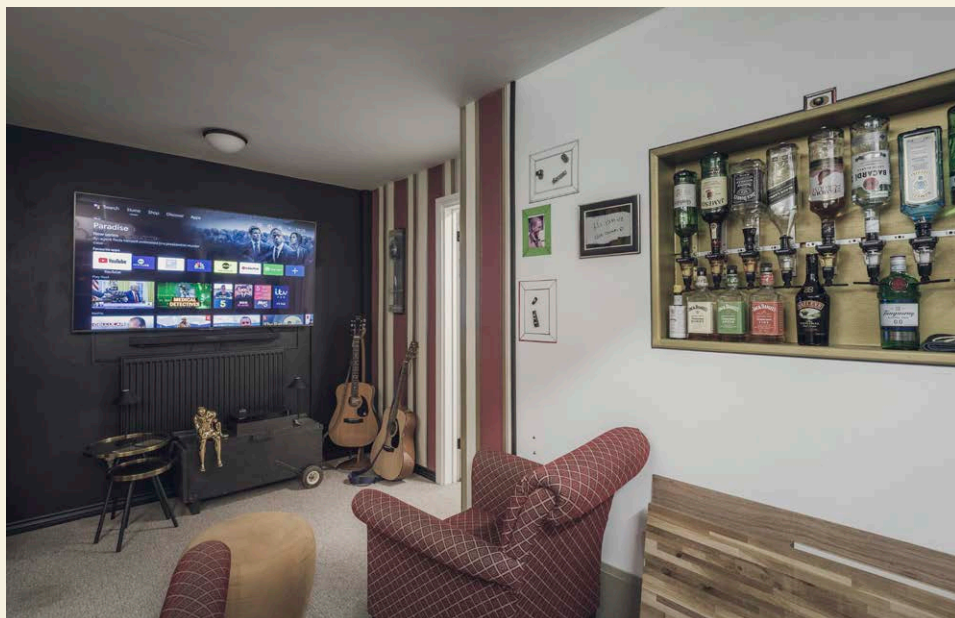
A porch leads you into the entrance hall with stairs to both the 1st floor and the basement. To the right is a cloakroom and further on the garden room. A door from the garden room opens onto stone steps that lead down to the courtyard garden or through a door to the path and churchyard at the front. A modern kitchen is through the hall to the left, with views out to the Grade I listed church. At the end of the hall is the good-sized sitting room/dining room with exposed ham stone, a fireplace with wood burning stove and 3 windows giving plenty of light.

On the first floor the master bedroom is something quite special. Dominated by the beautiful, nearly 7ft, mullion windows that bathe the room with light throughout the morning. The bed is on a raised platform that makes the most of the window and views across the rooftops. The bedroom has a vaulted ceiling, a useful mezzanine level and a modern ensuite shower room. There are 2 further double bedrooms on the first floor, one of which the current owners use as a dressing room with full length his and hers wardrobe, and the main bathroom.



The basement is an incredibly useful space and offers various possibilities. At the moment there is an office with door leading to the courtyard, a useful utility room, a shower room, a pantry and finally a workshop/cinema room (bedroom 4) with further door to outside. The basement would lend itself well to being converted to a self-contained flat should you wish.





OUTSIDE

The courtyard garden is an extremely private space, enough for seating and a BBQ and requires next to no maintenance. The current owners do look after a large flower bed in the churchyard and there is scope to look after further beds but this is on a voluntary basis.

There are lovely country walks from the front door in most directions and the pub across the road has a great garden too.

There is a free car park just down the road and plenty of other parking nearby. There are also electric car charging points within easy reach.



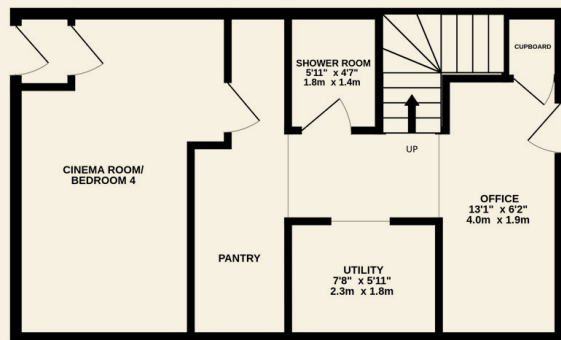
EAVES

CHURCH ROOMS, SOUTH PETHERTON



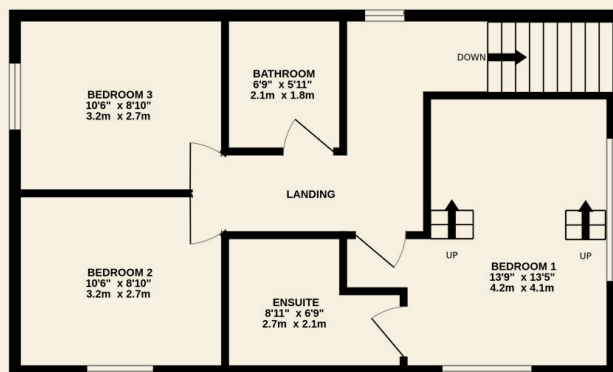
BASEMENT

452 SQ. FT. / 42 SQ.M. APPROX



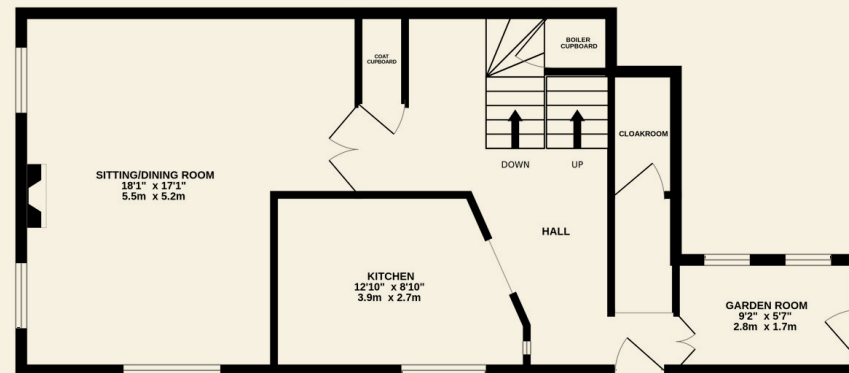
1ST FLOOR

529 SQ. FT. / 49.1 SQ.M. APPROX



GROUND FLOOR

636 SQ. FT. / 59.1 SQ.M. APPROX



TOTAL FLOOR AREA

1617 SQ. FT. / 150.2 SQ.M. APPROX

Floorplans



Directions

From the South Petherton roundabout on the A303 head into the village via Haynes End.

Take a left at the second mini roundabout towards the town centre. Just before you reach The Brewers Arms on your right there are stone stairs up towards the church and the house on the left-hand side.

WHAT 3 WORDS ///UPWARDLY.HAMMOCKS.KNOTS

Services

Mains gas, electricity, water and drainage are connected to the house.

Local Authority

Somerset Council - Band E

Eaves Notes

The current owners have carried out numerous works to the house including the installation of high quality secondary glazing with new blinds all round, total redecoration, new flooring throughout, new light fittings, new taps, new appliances in the kitchen, some new plumbing and more.

Eaves

WWW.EAVESHOUSE.COM

Contact Us

01935 571049

INFO@EAVESHOUSE.COM

FOLLOW:

@EAVES.HOUSE

OPENING HOURS

MON — FRI:

09:00 AM TO 17:30 PM

SATURDAY:

09:00 AM TO 13:00 PM

SUNDAY:

BY APPOINTMENT

Viewings strictly
by appointment only.

In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only. June 2024.

