

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



2 Tithe Barn, Parsonage Hill, Somerton, Somerset, TA11 7PF



**2 TITHE BARN, PARSONAGE HILL, SOMERTON,
SOMERSET, TA11 7PF**

*Langport 4 miles, Street 6 miles, Glastonbury 8 miles, Castle Cary 10 miles
(Paddington 1.5 hours). Yeovil 12 miles (Waterloo 2.5 hours). Taunton/M5 (J25)
16 miles. A303 3.5 miles (Distances & times approximate).*

A charming and beautifully refurbished property that enjoys a quiet and peaceful setting, and forms part of the conversion of a historic Tithe Barn, within walking distance of the centre of this historic Somerset town.

Exceptionally stylish and roomy accommodation that includes a bright and spacious sitting room, kitchen dining room, utility, cloakroom, three double bedrooms and family bathroom, all offering comfortable space and tasteful décor.

Outside, the property offers a south facing paved terrace, a thoughtfully designed Mediterranean style, sunny courtyard garden and off-road parking.

Guide Price: [Insert Price]

Location

Somerton is a thriving market town steeped in history and offers a wide range of amenities including independent shops, cafes, and excellent pubs and restaurants. The property is ideally positioned within walking distance of the town centre yet enjoys a tranquil setting, accessed via a small lane.

Excellent transport links connect the town to the A303, and nearby towns such as Yeovil, Glastonbury, and Castle Cary offer further amenities, including mainline rail links to London.

Description

Believed to date back to circa 1760, this Grade II listed Tithe Barn is an imposing and handsome property, constructed from local Lias stone with Ham stone dressings, beneath a clay pantiled roof. Characterful features such as Ham stone buttresses and mullion windows add to its historic appeal.

The house itself is generously proportioned, offering light and airy accommodation with good sized rooms and high ceilings. The property benefits from gas central heating and retains many period features, whilst providing comfortable, modern living spaces.





Accommodation

At the approach is an inset, paved porch area, which is south facing and offers plenty of room for a table and chairs, making it the ideal spot for either a morning coffee or a quiet evening with a glass of wine and a good book during the warmer months.

The covered porch area leads into an entrance hall, where a staircase rises to the first floor, with the principle rooms to either side.

To the left is a spacious, tastefully decorated 18ft sitting room featuring a Minster stone fireplace, wall panelling, bespoke storage cupboards and large, floor to ceiling windows which ensure an abundance of natural light.

To the right of the hall is a well-equipped kitchen/dining room, which has been wonderfully refitted with a range of bespoke units, oak work surfaces, wall panelling, shelving and slate flooring. A particularly wonderful piece is an old reclaimed French shop counter, that has expertly crafted into the cabinetry and complemented by a range of additional handmade units. The kitchen provides ample space for a central dining table and chairs, whilst internal glazing from the hallway allows as much light to feed into the kitchen as possible, along with the south facing mullion window to the front and stylish light fittings.

Beyond the kitchen, a useful utility room offers additional workspace, room for appliances and laundry facilities, fitted shelving and a cloakroom with WC and basin in the adjoining room.

The first-floor landing benefits from a large storage cupboard and leads to three well-proportioned, double bedrooms along with a well-appointed family bathroom. The principal bedroom extends to 20ft and includes wall length, fitted wardrobes, with all bedrooms offering fitted shelving and mullion windows to the front aspect.

The bathroom is fitted with a classic white suite comprising a bathtub with shower over, WC, and pedestal basin, with stylish tiled surrounds and fitted storage.

Additionally, the property benefits from a large attic space, which offers excellent scope for further use, subject to any necessary consents.





Outside

A private driveway leads to the Tithe Barn, passing through an attractive entrance from Parsonage Hill. The property benefits from a delightful, sunny garden which has been thoughtfully designed in Mediterranean style, with raised beds, semi-circular seating and stone chippings, offering a valuable outdoor space to enjoy.

To the side of the garden area, there is ample off-road parking, along with a sizeable timber garden shed.

Tenure & Other Information

Freehold

Grade II listed

Somerset Council

Council Tax Band: D

EPC exempt

Mains gas, water, drainage, and electricity all connected.

Gas fired central heating.

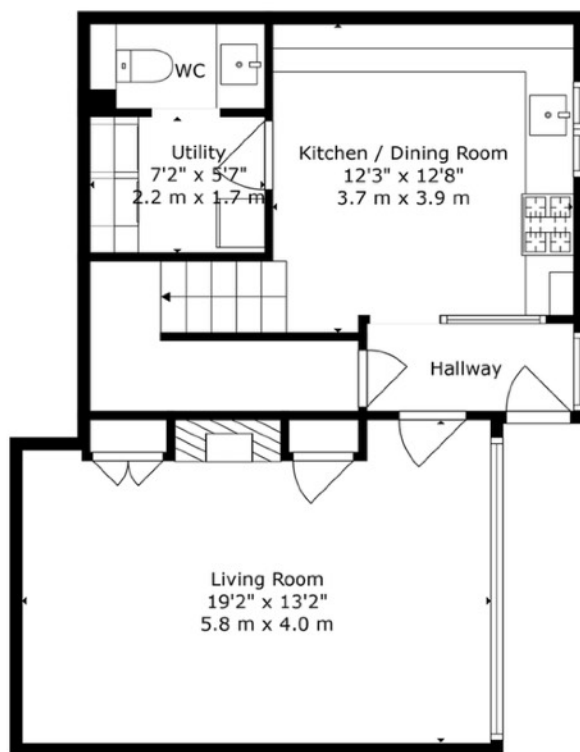
About the area

Somerton was an important town in Roman times eventually became the capital of Wessex. It's now a thriving Market Town in the heart of Somerset yet with easy road access via the A303 road a few miles south and the main line rail station at Castle Cary. Somerton provides a wide range of local services including a small supermarket, Doctors Surgery, Library, Butchers, Newsagent, Chemist and Post Office. Close by are other small towns including Street, Glastonbury, Wells, Castle Cary, Yeovil and Sherborne whilst Bristol, Bath and Taunton are also within easy reach.

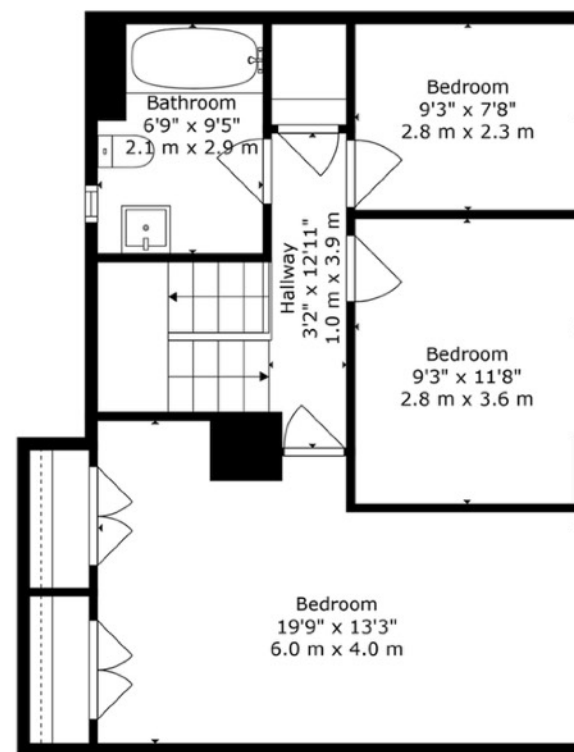
There are excellent state and independent schools locally which include a well-respected primary school in Somerton and secondary schools (and 6th form college) in Street and Huish Episcopi. Independent schools include, Millfield (at Street & Glastonbury), Wells Cathedral, Downside, All Hallows and the schools at Bruton and Sherborne. There are lots of good restaurants and pubs in the town and surrounding villages, and most sporting, cultural and social requirements can be met.



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Ground Floor



First Floor

Approximate Gross Internal Area

Ground Floor: 571 sq ft / 53 sq m

First Floor: 617 sq ft / 57 sq m

Total: 1188 sq ft / 110 sq m

This plan produced for Roderick Thomas and is not to scale and is for illustrative purposes only. Whilst every attempt has been made to ensure the accuracy of the details and measurements depicted there is no guarantee as to their veracity and no responsibility is taken for error, omission or misrepresentation or any of the details shown. Where room dimensions are not square, the measurements depicted are of the maximum length or width of the room and this may be taken into account when estimating the total floor area of the building. With the exception of eaves storage, Approximate Gross Internal Area includes fitted / built in cupboards, hallways and staircases. 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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VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

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