

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



OLD SCHOOL HOUSE, CATSGORE, SOMERTON, SOMERSET, TA11 7HZ







**OLD SCHOOL HOUSE,  
CATSGORE, SOMERTON, SOMERSET, TA11 7HZ**

*Somerton 2 miles, Street 8 miles, Yeovil 8 miles, Glastonbury 10 miles,  
Castle Cary 12 miles, Wells 16 miles, Taunton 18 miles, A303 3 miles,  
Bath 33 miles, Bristol 36 miles*

A delightful, extended two-bedroom period property occupying a generous plot and offering fantastic views over the surrounding countryside and scope to develop further.

Accommodation comprises entrance porch, sitting room, dining room, kitchen, laundry, shower room, utility, sunroom, conservatory, two double bedrooms and family bathroom.

Outside, landscaped and largely south facing gardens surround the property, whilst a gated driveway provide ample off-road parking, along with a double garage and workshop.

**Summary**

A charming and well-positioned detached cottage on the edge of a historic Somerset town, offering generous accommodation and beautifully landscaped gardens extending to approximately 0.27 acres.

**Accommodation**

Delightfully situated on the rural fringes of Somerton in the hamlet of Catsgore, Old School House is a characterful detached stone cottage, believed to date from the 19th century and offering a blend of traditional features with practical, well-proportioned interiors.

Approached via a gated gravel driveway, the property sits within attractively landscaped grounds and enjoys far-reaching countryside views.









Entry is through a covered storm porch which leads into a welcoming entrance hall and sitting room. The sitting room is of an excellent size and features a striking lias stone and brick fireplace with a gas-fired stove inset—an ideal focal point. Stairs rise from this room to the first floor, while an archway leads to the garden-facing conservatory and a further door opens into the formal dining room.

The conservatory provides a wonderful vantage point for enjoying the gardens and surrounding landscape, benefitting from a southerly and westerly aspect.

The dining room connects easily with a thoughtfully designed galley kitchen, fitted with comprehensive range of cabinetry, granite worktops, and quarry-tiled flooring. A separate laundry room and ground floor shower room/WC offer additional convenience.

A covered garden terrace and a spacious utility room complete the ground floor, creating an ideal indoor/outdoor flow for practicality and family living.

The first floor offers two very comfortable double bedrooms, both of which enjoy sweeping countryside vistas to the south and west aspects. The principal bathroom is generously proportioned and fitted with a jacuzzi-style bath, wash basin with vanity, WC, and tiled surrounds.

### **Outside**

The grounds of Old School House extend to just over a quarter of an acre and are arranged primarily to the south of the house, offering privacy and panoramic rural views. The gardens are a true feature of the property—meticulously maintained with lawns, mature trees, and vibrant borders of perennials, shrubs, and seasonal planting.

A small pond, vegetable beds, and a variety of seating areas offer interest and enjoyment throughout the year. Additionally, there is ample gated parking, a detached double garage with inspection pit and workshop, a garden shed, and a greenhouse—ideal for horticultural enthusiasts or those seeking space for hobbies or storage.

Old School House combines a peaceful setting with excellent accessibility and is well suited to those seeking a country lifestyle with the benefit of nearby amenities.









### **Tenure and Other Points**

Freehold

Not listed

Mains water and electricity connected. Private drainage to septic tank.

LPG Flogas central heating to radiators.

EPC: F rated

Somerset Council

Council Tax Band – E

### **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, Newsagents and Chemist. 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.

### **IMPORTANT NOTICE**

*Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.*

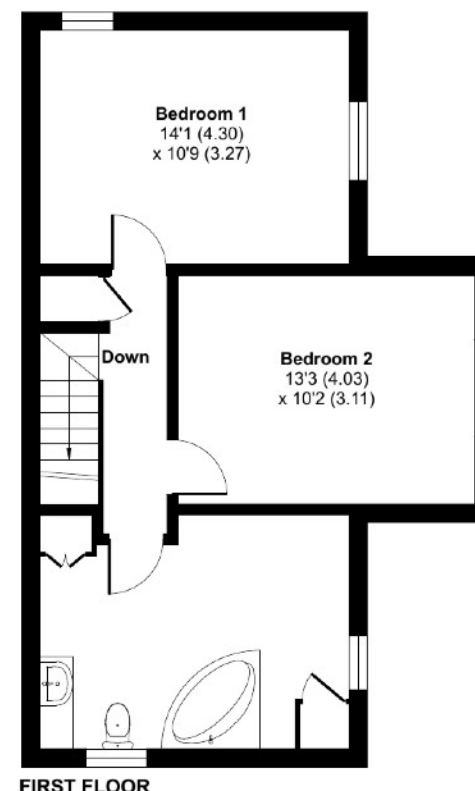
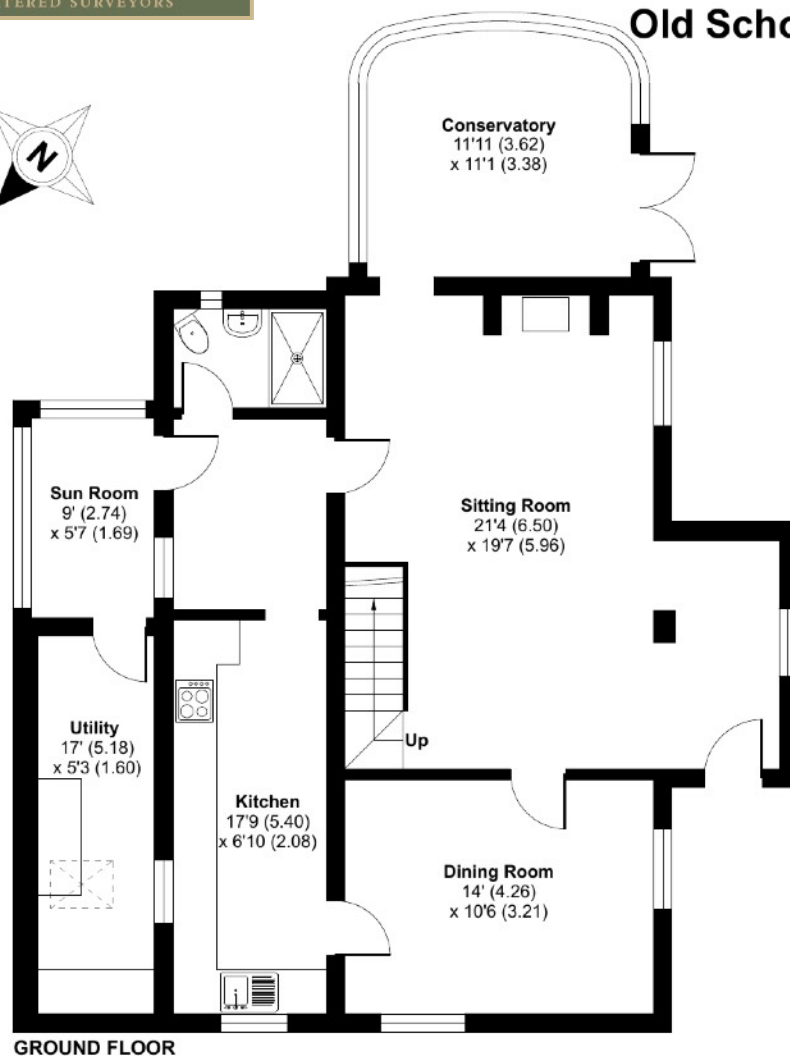
**VIEWINGS** - interested parties are advised to check availability and current situation prior to travelling to see any property.



## Old School House, Catsgore, Somerton, TA11

Approximate Area = 1564 sq ft / 145.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Roderick Thomas Limited T/A Roderick Thomas Estate Agents and Chartered Surveyors. REF: 1285792

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**London House, New Street, Somerton, Somerset, TA11 7NU. Tel: 01458 767689 - E: [somerton@roderickthomas.co.uk](mailto:somerton@roderickthomas.co.uk)**