

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



TURLE HOUSE, NORTH STREET, SOMERTON, SOMERSET, TA11 7NZ



**TURLE HOUSE,
NORTH STREET, SOMERTON, SOMERSET, TA11 7NZ**

Glastonbury 8 miles, Street 6 miles, Langport 4 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)

An impressive and historic Grade II listed Georgian townhouse, dating from the mid 1700's and built of blue lias stone under a clay pan tiled roof. The property is situated within a prime residential spot, in the very heart of Somerton and just a short stroll to the town's amenities.

Rich in history, the property is named after James Turle, organist at Westminster Abbey from 1831–1882 who also performed at Wells Cathedral, where reputedly the staircase at Turle House was sourced.

Many fine period features remain, including sash windows, flagstone floors, arched doorways, fireplaces, and an original staircase with decorative fretwork balustrades.

The accommodation is spacious and versatile, with multiple reception rooms, a family kitchen with Aga, three first floor double bedrooms and the possibility of creating ground floor annexe accommodation if desired.

A delightful, walled and very private rear garden, garaging, and attic rooms further enhance what is a rare and characterful home, in a highly desirable area.

In all, three double bedrooms, four receptions, study, three bathrooms, kitchen/diner, cloakroom and attic room.

Guide Price £845,000

Accommodation

The house is approached via a small courtyard frontage, encompassed by wrought iron railings, with the front door opening into a panelled entrance hall with flagstone flooring. The character within the entrance hall sets the tone wonderfully for the rest of the property.

From here, access is given to both principal reception rooms, a handy cloakroom and wc, with further accommodation lying beyond.

To the right, the drawing room has a marble-surround fireplace with brick inset and gas stove, as well as a sash window with shutters to the front aspect.

At the rear lies a study with fitted shelving and lovely outlook over the garden, whilst beyond lies the garden room which opens to the terrace via glazed French doors.

An adjoining shower room and walk-in cupboard provide the option to allow this wing to function as a self-contained annexe if required.





On the opposite side of the hall, the dining room features an inglenook fireplace with bressummer beam, flagstone flooring, an exposed ceiling beam and large cupboard, thought to formerly house a staircase. Stairs rise to the first floor and feature original detailing.

The very charming sitting room is bursting with character, which includes a large open fireplace with gas stove, sash windows, part-panelled walls and provides further reception space. A lovely outlook over the garden can be enjoyed from here, whilst access through to the kitchen/diner offers a pleasant flow through the house.

The kitchen/breakfast room is both generous and practical, with a tiled floor, a comprehensive range of fitted wall and base units with worktops, a gas-fired Aga, and ample space for both appliances and a good size dining table. From here, a door leads directly out to the beautiful garden.

The first-floor landing enjoys a sash window with pine window seat and fitted double linen cupboard, and provides access to three double bedrooms, family bathroom and further attic rooms.

The principal bedroom has twin built-in storage cupboards and a walk-in wardrobe. Next to it, there is a large bathroom with roll top bath.

Two further double bedrooms provide plenty of comfortable space, as well as wooden flooring and sash windows over the front aspect. A walk-in circular storage cupboard in one of the bedrooms provides handy storage space.

The family bathroom is fitted with a roll-top bath, separate shower enclosure, wash basin, and wc, and enjoys an outlook over the rear garden.

Stairs lead to attic rooms, offering ideal additional accommodation, study, or teenager's den.

Outside

At the rear of the property is a delightful and fully walled garden, which offers plenty of privacy and seclusion. A patio terrace adjoins the house, perfect for outdoor dining, leading onto a well maintained, level lawn with mature shrub and rose borders.

The garden has been thoughtfully planned with various beds, to provide plenty of colour all year round.

Outbuildings include a large period greenhouse and garden shed, with a selection of mature specimen and fruit trees, including apple, plum, birch and conifers.

A garage adjoins the house with vehicular access from North Street. An electric up-and-over door opens from the street, with further wooden doors to the garden, allowing additional parking if required.





Tenure and Other Points

Freehold.
Grade II Listed.
Situated within a conservation area.
Mains water, gas, electricity and drainage. Gas-fired central heating.
Somerset Council. Tax Band F.
No onward chain

Location

Somerton was an important town in Roman times, eventually becoming the capital of Wessex. It's now a lovely, friendly and thriving Market Town in the heart of Somerset, with a wide 17th Century Market Square with a Buttercross as a focal point in the centre. The Market Square itself is surrounded by the old town hall, elegant houses and inns which create an attractive townscape drawing visitors from all over the world. Somerton's Market Place has a Grade II Listed Market Cross in the centre, described by Nikolaus Pevsner, as "one of the most happily grouped urban pictures in Somerset".

Somerton provides a wide range of local services including a variety of independent shops and galleries, a small supermarket, Doctors Surgery, Dentist, Library, Butchers, Newsagents and Chemist. It is conveniently situated with easy road access via the A303 road a few miles south, the M5 to the north and the main line rail station at Castle Cary, with regular services to London.

Close by are other towns and cities, including Street, Glastonbury, Wells, Castle Cary, Yeovil and Sherborne, with Bristol, Bath and Taunton also within easy reach.

Schools

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, Sherborne and Taunton. There are lots of good restaurants and pubs in the town and surrounding villages, and most sporting, cultural and social requirements can be met.

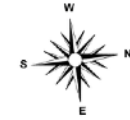
IMPORTANT NOTICE

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.



Turtle House, North Street, Somerton, Somerset, TA11 7NZ



Approximate Gross Internal Area

Ground Floor: 1456 sq ft / 135 sq m
 First Floor: 1226 sq ft / 114 sq m
 Second Floor: 280 sq ft / 26 sq m (not including the unboarded attic space)
 Total internal: 2962 sq ft / 275 sq m

Garage: 198 sq m / 18 sq m and unboarded attic space: 130 sq ft / 12 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.

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.

London House, New Street, Somerton, Somerset, TA11 7NU. Tel: 01458 767689 - E: somerton@roderickthomas.co.uk