



21 The Borough, Montacute, Somerset



A delightful Georgian village house with a walled garden to the rear looking out towards stunning countryside.

Summary of accommodation

Ground Floor - Reception hall | Inner hall | Drawing room | Sitting room
Study/reception | Kitchen | Dining room | Garden room | Utility room | Cloakroom

First Floor - Principal bedroom with ensuite shower room
Three further double bedrooms | Family bath & shower room

Garden and grounds - Courtyard | Walled garden | Veranda | Garden store
Grade II listed privy (gardener's WC)

Distances

A303 (Cartgate Roundabout) 2 miles, Yeovil town centre 4.2 miles, Yeovil Junction station 6.4 miles (Waterloo 2.25 hours), Castle Cary station 16 miles (Paddington 90 minutes), Taunton/Junction 25 M5 20.6 miles, Bristol & Exeter Airports 40 miles. (Distances and times approximate).



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Location

Montacute is an attractive, thriving village built adjacent to the late-Elizabethan Montacute House, which is now owned by The National Trust. The property is tucked away in one corner of The Borough, a square in the centre of the village, with easy access to the village's medieval parish church, village hall, 2 public houses, hotel, garage and village shop/post office. The large town of Yeovil, which serves as the regional centre, is about ten minutes drive away and can meet nearly all day-to-day needs with a wide range of shopping, recreational and business facilities. Other towns within easy driving distance include Sherborne and the county town of Taunton. There are excellent nearby transport links with the A303, A30 and M5 nearby and direct mainline rail services to London from Yeovil Junction (Waterloo) and Castle Cary (Paddington). The surrounding area also offers a wide choice of popular schools from both the state and independent sectors. There is a CofE primary school just a four-minute walk away and nearby independent schools include Perrott Hill, the Sherborne schools, Hazelgrove and Leweston.

21 The Borough

Built in dark honey-coloured Ham stone and dating back to the early 19th Century, 21 The Borough is a classic village house of the period and has all the elements of that iconic period of British architecture. It is attached on one side to a neighbouring property. On the other is a tall stone wall pierced by an archway fitted with tall, close-boarded timber gates that would once have led to the property's stable yard. The former stable block has now been converted to provide additional accommodation linked to the house by a striking dining room with glazed walls and roof that looks out to the garden on one side and a paved courtyard on the other. The house is Grade II listed and has undergone comprehensive and sympathetic refurbishment over the past five years, retaining many original architectural features including Blue Lias flagstone and timber floors, plentiful joinery, sash and stone mullion windows, window seats, working shutters and a fireplace in each of the three main reception rooms. The house is arranged internally with a four-up, four down configuration around the centrally positioned reception and inner halls, with the latter leading to a deep stairwell overlooked by the first floor, galleried landing and lit by a west-facing stairwell window that allows natural light to pour into the centre of the house.

The ground floor accommodates five good-sized reception rooms and the kitchen, with both the latter and the drawing room looking out over the charming walled garden and out towards St. Michael's Hill. The kitchen is fitted with a selection of electrical appliances, contemporary units, granite work surfaces and a double Belfast sink. The converted stable block now provides a garden room and a good-sized utility room.

Upstairs are four double bedrooms plus a family bath and shower room. The principal bedroom has an ensuite shower room and a stone mullion window and a window seat that overlooks the garden.







Walled Garden

The property looks out directly onto The Borough, which is situated at the heart of the village and provides ample parking space for the house. Behind the house is the property's west-facing, walled garden that is an absolute delight, providing both tranquillity and privacy. The garden has a central square lawn fringed with clipped box hedging, which in turn is surrounded by gravel paths and borders stocked with abundant and colourful herbaceous perennials, shrubs and roses complemented by shrubs and roses on the walls and a timber pergola. Immediately behind the house are a paved terrace resting beneath a mature wisteria, the glass-walled dining room and a shaded veranda. A series of stone benches placed against the walls of the garden provide delightful vantage points with differing perspectives. Providing privacy at the back of the garden are three magnolias, a cherry tree and a Sumac tree that turns a gorgeous splash of colour in the autumn. Alongside are a timber garden store and a former privy, now housing a gardener's WC. To the rear the house looks onto countryside including the remains of a Cluniac priory founded in 1102. St. Michael's Hill sits alongside this, a folly tower built in 1760.





Property Information

Price Guide: £895,000

Tenure: Freehold.

Services: Mains water, electricity, gas and drainage. Gas-fired central heating. Garden fitted with electrical and water points.

Local Authority & Council Tax Band: South Somerset District Council (www.southsomerset.gov.uk). Tax Band F

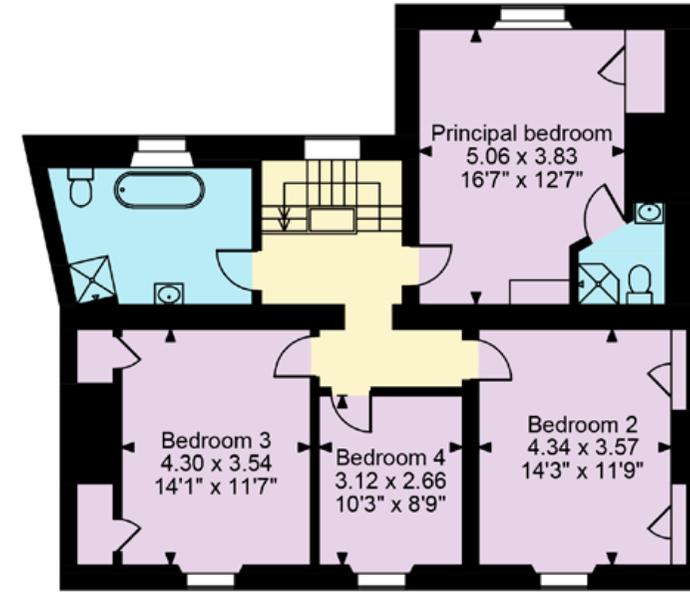
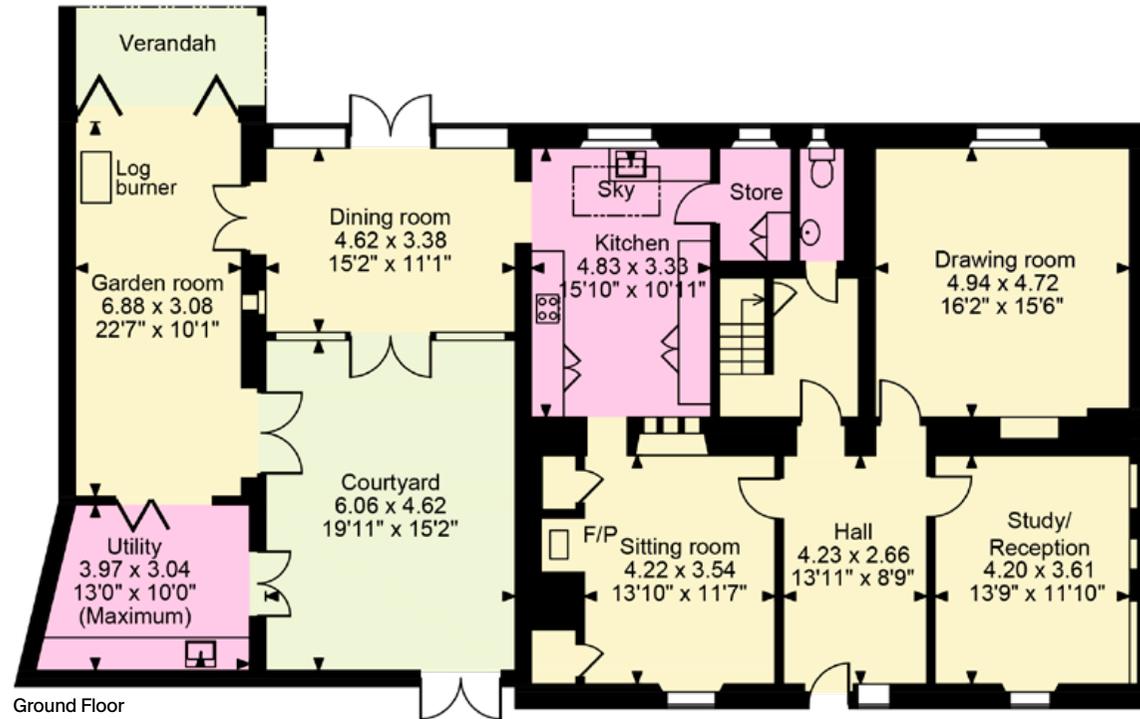
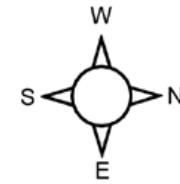
Directions (Postcode TA15 6XB)

From the Cartgate Roundabout on the A303, take the A3088 exit towards Yeovil. After one mile turn right, signed to Montacute. Drive for just under half a mile to the T-junction and turn left onto Montacute Road. Drive into the village passing Montacute House on the left continuing onto Bishopston. After 130 yards round a sharp left-hand bend onto Middle Street. After 140 yards the street emerges onto The Borough. Turn immediately left and the property will be found on the right in the far right corner after about 50 yards.

Approximate Gross Internal Floor Area

Main House: 254 sq.m / 2,736 sq.ft

Covered Area external area: 6 sq.m / 69 sq.ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Knight Frank

15 Cheap Street

Sherborne

DT9 3PU

knightfrank.co.uk

I would be delighted to tell you more

Simon Barker

01935 810064

simon.barker@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2023. Photographs and videos dated May 2023.

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