



## 8 Falkland Court, Watts Quarry Lane, Somerton,

A wonderful opportunity to acquire this spacious conversion offering very flexible accommodation set in this unique development surrounded by countryside.

Guide Price  
**£650,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858



**8 Falkland Court,  
Watts Quarry Lane,  
Somerton,  
TA11 7JD**

- Newly Converted Home
  - 3 Bedrooms
  - 2 Bathrooms
- Generous Kitchen/Dining Room
- Sitting Room with Woodburner
  - Utility Room
  - Cloakroom
- Automatic Gated Entrance and Parking
  - Gardens
  - Study/4th Bedroom

Viewing strictly by appointment  
Symonds & Sampson  
01935 423526





Plot 8, Falkland Court is a 3-bedroom conversion comprising a beautifully light lounge/kitchen/dining room with a beautifully fitted kitchen and double-glazed doors to the rear leading to the garden. A large utility room is located off of the kitchen, and completing the ground floor is a generous study. Stairs from the entrance hall lead to the first-floor landing, leading to the first-floor accommodation, comprising of a superb master bedroom with ensuite, two further bedrooms and a family bathroom. Plot 8 benefits from a generous westerly facing garden, with a patio to the immediate rear, ideal for al-fresco Summer dining and within the courtyard to the front of the property there is two parking spaces.

Set in an elevated position just outside of the ever-popular Somerset town of Somerton, Falkland Court is a unique development of just nine luxury homes, surrounded by countryside, on the former site of the Somerton Radio Station. Comprising a selection of conversions and new-build homes, the design of the development is sympathetic

to the surroundings and the site's historical past as a key part of the UK's maritime communication system.

Mainly constructed of local lias stone, each of the properties at Falkland Court has been designed with modern living in mind, whilst emphasising a number of attractive original features. Located under two miles from Somerton's historic centre, Falkland Court is easily accessible to the wider network with great road connections via the A303 and A37, and rail links at Castle Cary and Yeovil. Somerton, the Ancient Capital of Wessex is now a fantastic town, bustling with pubs, eateries and independent shops. Somerton also has a range of everyday amenities including shops, a school, a recreation field with tennis courts & football/rugby pitches, public houses, bank, post office, library, optician, vet, doctor/dentist surgeries and churches. See [www.somerton.co.uk](http://www.somerton.co.uk) for more information.

\*A monthly service charge of £50 per property is payable for the upkeep of communal areas, car charger, insurance and drainage treatment plant.

#### Services

Mains water,, electricity. Biodigestor drainage. Air Source Heat Pump heating system. Underfloor heating to ground floor.

Mobile signal/coverage - Available both indoors and outside.

The average download speed of the fastest package at this postcode 945Mb provided by Onestream

#### Directions

what 3 words: [///fills.squabbles.alarm](http://fills.squabbles.alarm)



# Watts Quarry Lane, Somerton

Approximate Area = 1741 sq ft / 161.7 sq m

Limited Use Area(s) = 93 sq ft / 8.6 sq m

Total = 1834 sq ft / 170.3 sq m

For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR



FIRST FLOOR

YEO/SH/15/02/2024



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Symonds & Sampson. REF: 1083633



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