



7 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
£975,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

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

- 772 sq. ft. Kitchen/Dining/Sitting Room
 - Large Utility Room
 - 5 Bedrooms
 - Study / Bedroom 6
 - Hobbies Room / Bedroom 7
 - 3 Bath/shower Rooms
 - 3084 sqft In Total
- Automatic Gated Entrance with Own Private Entrance and Drive
 - Double garage and two further spaces in front
- Large South and West Facing Gardens with Countryside Views

Viewing strictly by appointment
Symonds & Sampson
01935 423526





Plot 7, Falkland Court is a 5-bedroom single-storey conversion of part of the main, historic radio station itself. Offering over 2,681 sq. ft. of single-storey accommodation, number 7 is a remarkable, flexible modern home. The home is configured around the 772 sq. ft. Kitchen/Dining/Sitting Room, providing a truly unique entertaining space and hub of the home. Further accommodation includes a large utility room, WC, 5 double bedrooms, study/bedroom 6, hobbies room/bedroom 7 and 3 bath/shower rooms, offering incredible flexibility to work from home, or multi-generational living.

Sit within a generous plot, private from the rest of the development with its own separate entrance along with double garage with two further spaces in front. Surrounded by gardens on the south-side, the property enjoys a superb south-facing patio with countryside views beyond.

Set in an elevated position just outside of the ever-popular Somerset town of Somerton, Falkland Court is a unique development of just nine new and converted 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.

All 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.

*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. Biodigester 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





Plot 7, Falkland Court, Watts Quarry Lane, Somerton TA11 7JD

Approximate Area = 2681 sq ft / 249 sq m

Double Garage = 403 sq ft / 37.4 sq m

Total = 3084 sq ft / 286.4 sq m

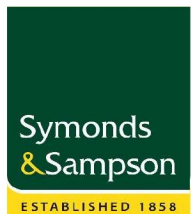
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YEO/SH/15/02/2024



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1083632



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