



Symonds  
& Sampson

# The Manse

South Street, Montacute, Somerset



# The Manse

South Street  
Montacute  
TA15 6XD



- Spacious Throughout
- No Onward Chain
- Character Features
- Private Gardens
- Grade II Listed
- Viewing Essential

Guide Price **£500,000**

Freehold

Yeovil Sales  
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## THE DWELLING

A fine and spacious Grade II listed property, which offers many character features including sash windows, open fireplaces, picture rails and ceiling corning, high ceilings and a superb staircase in the hallway with a lovely arch window.

The property lies in the very heart of this most popular village and an internal viewng is advised.

## ACCOMMODATION

A heavy timber entrance door leads to the large reception hall, having a superb staircase with an arch window rising to the first floor, a useful understairs storage cupboard, a downstairs WC and a part-glazed door to the rear.

The drawing room is a very good size, having a lovely central feature open marble fireplace with tiled insets, whilst the dining room is a through room again being substantial and having a lovely tiled open fireplace.

This, in turn, leads to an inner hallway with part-glazed door to the rear and a good-sized kitchen/breakfast room having a range of units with marble effect worktops with timber doors. There is also a useful larder cupboard housing the gas-fired boiler for central heating and hot water.

There is also a useful utility room which is dual aspect and has French doors to the rear, part-glazed door to the side and a second staircase rising to the first floor.

The staircase from the main hallway leads to a large landing with a staircase leading to the attic room, while there are five good-sized bedrooms. Please note that bedrooms 3 and 4 are interlinked.

There are also two bathrooms, both having white suites and a second staircase descending down to the utility room.







## OUTSIDE

To the front of the property, there is a small area of garden enclosed by hamstone pillars and wrought iron railings. To the rear, the gardens are a good size, having a patio, a large number of shrubs, two further patios and a good-sized lawned garden.

The property is enclosed with natural stone walling, and the adjoining property and our understanding is that the adjoining property, Montacute Baptist Church, has a right of way to resolve any ongoing maintenance issues.

## SITUATION

The characterful property is located in the heart of this sought-after village of Montacute, home to the National Trust-owned Montacute House. The village benefits from an active and friendly community and amenities including a village shop and post office, two pubs, a primary school, a pre-school, a church and a village hall.

The commercial centre of Yeovil is just 4 miles away, with a broader range of shopping and leisure facilities on offer.

Transport links are good with the A303 trunk road just 2 miles distant and train stations within Yeovil offering regular rail services to London (Waterloo), Exeter and Bristol.





## DIRECTIONS

What 3 words: [///remodel.cool.grub](http://remodel.cool.grub)

## SERVICES

Mains water, gas, electricity and drainage. Gas-fired central heating.

Broadband - Superfast broadband is available.

Mobile signal/coverage - Available both indoors and outside  
(Information from Ofcom <https://www.ofcom.org.uk>)

## MATERIAL INFORMATION

Flood Risk: Very Low

Council Tax Band: E

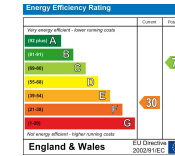




## The Manse, South Street, Montacute

Approximate Area = 2382 sq ft / 221.2 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). Produced for Symonds & Sampson. REF: 1314677



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