

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



PARK HOUSE, NEVILLE PARK, BALTONSBOROUGH, BA6 8PY



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Millfield School 4miles, Glastonbury 6miles, Castle Cary 9miles, Wells 10miles, Bruton 11miles, Bath 26miles.

An imposing village house which sits elegantly within a mature and private garden.

This property offers a fabulous, double height reception hall with a stunning split staircase to a galleried landing. A sitting room, dining room/snug, study, downstairs cloakroom and large kitchen breakfast room and separate utility room. Upstairs there are 5 bedrooms. The principal suite has an ensuite shower room and a dressing room. There is an additional shower room and a separate family bathroom.

Outside mature, enclosed gardens wrap around the property from front to back. There is ample parking, a double garage, tools shed, summer house and greenhouse.

Guide Price £850,000

Location

Park House occupies an enviable location in the popular village of Baltonsborough. It sits in an elevated position surrounded by countryside and mature gardens. The village has a new village shop, an early 15th Century church, a village hall, school, pub and vineyard plus a very friendly community. There are playing fields and a playground as well as a vast network of footpaths giving access to the beautiful surrounding countryside which includes river "wild swimming".

The nearby towns of Glastonbury, Steet, Bruton, Castle Cary and Somerton cater for most needs and there are many good local pubs and restaurants. The mainline station at Castle Cary is only 8 miles away.

Description

Constructed in 1998, this elegant house has an impressive façade. Architectural details including stone quoins, coped verges and mullion windows combine with the scale to create a grand and imposing property with timeless appeal.





Inside the accommodation is spacious and well thought-out and the bespoke, split staircase provides a WOW factor in the central reception hall.

In all this is a fabulous family home that has plenty of space and delightful, varied and mature gardens and parking.

Accommodation

A large, solid oak door opens to the double-height reception hall. As previously mentioned, the stairs are a big feature of this space. They rise and divide to either side of the galleried landing above. To the right is the double aspect sitting room which has a stone fireplace and a Clearview wood burner as a focal point. To the left of the hall is a downstairs cloakroom and a study. The large kitchen/breakfast room is located at the rear of the property along with a dining room/snug. The kitchen is an 'L' shaped room with French doors that open to the west side of the house providing access to a sunny terrace, perfect for alfresco dining. The kitchen has a Classic Deluxe 110 electric Rangemaster with an extractor and lights above, integrated dishwasher and fridge. A window above the double sink enjoys views of the rear garden and there are under-unit lights throughout the kitchen. A door on the right leads to the dining room/snug and on the left to the utility room.

The utility room is a bright double aspect room with fitted units, a sink, and space for a washing machine and tumble dryer. From here an exterior door leads to the integrated garage.

In the reception hall the stairs rise to the first floor. Here you will find 5 bedrooms, a shower room, and a separate family bathroom. The principal bedroom has a dressing room and an ensuite shower room. All the bedrooms have wonderful views over the gardens.

Outside

Elegant wrought iron gates open to a brick drive which leads to the rear of the house. There is ample parking, and an integrated double garage adjoins the rear of the property. This has plenty of extra storage space in the eaves.





The gardens consist of lawned areas, floral borders, mature shrubs and trees with hornbeam, maple and a grand beech tree to name a few. All is enclosed by a mature hedge and enjoys great privacy. To the eastern border there is a kitchen garden, greenhouse and tool shed. An elevated terrace to the rear, by a large bramley apple tree, catching the evening sun. A summer house provides an attractive backdrop to this area. A paved path wraps around the property and to the front, adjacent to the kitchen's French doors, there is another well placed terrace.

Tenure and other points

Freehold. Constructed in 1998. Mains drainage, electricity and water. Oil fired central heating. Council Tax Band G. EPC rating D.

Directions

Follow satnav to Baltonsborough and head east on Ham Street. After 430mts you will see a turning to the right into Neville Park. Take this and then take the first left between two hedges and Park House is the first property on the left with a pillared gateway. Follow the drive up to the back of the house.

What3words: ///pavilions.humid.counts

About the area

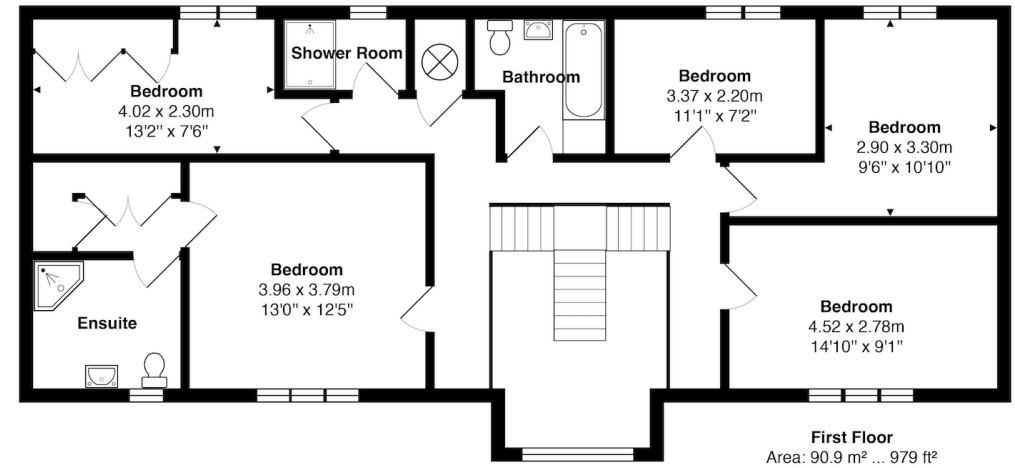
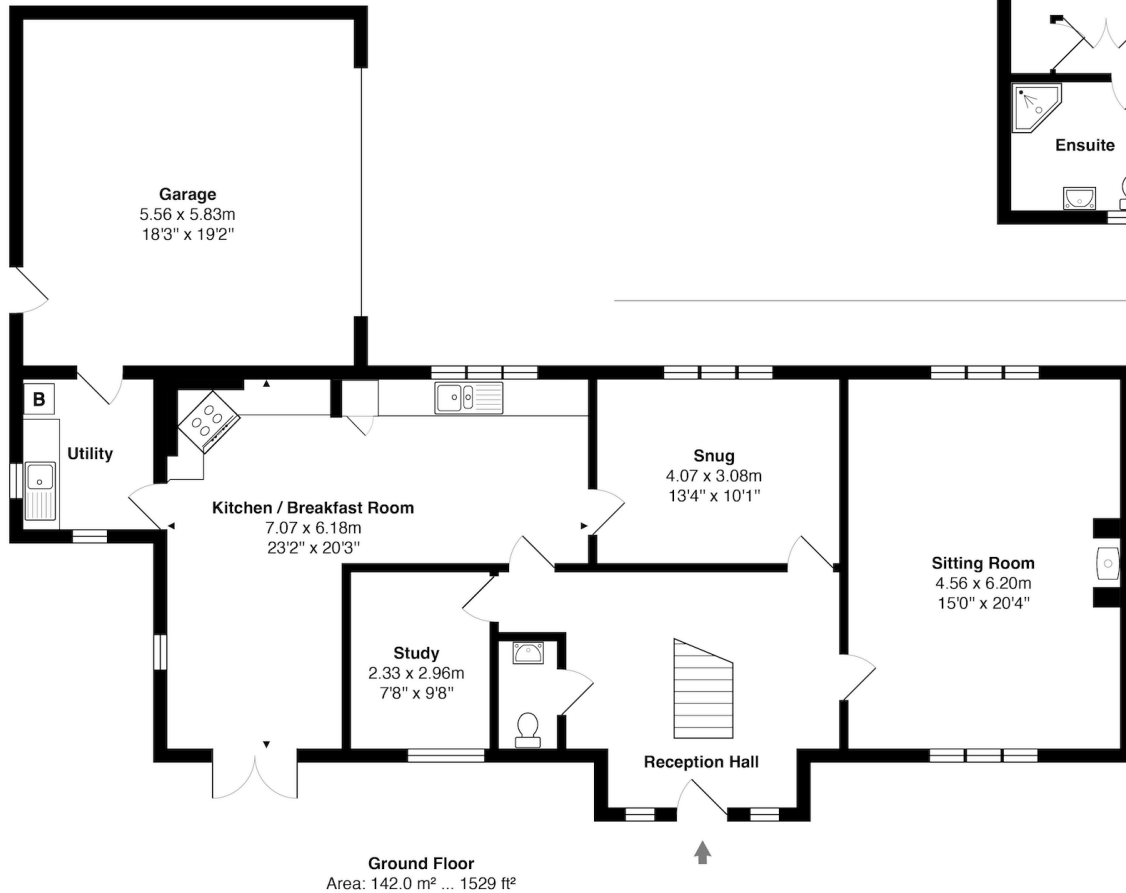
The nearby villages of West Pennard, Pilton and Butleigh provide additional nurseries and primary schools, pubs, village stores, cafes and other amenities, One of the big attractions of the area are the friendly village communities with many varied societies.

Glastonbury's past and present are linked with its dominant landmark, the Tor. It's been a religious centre throughout history and further back into the times of legends. There was a Celtic monastery here by 500 AD which, during the next 1000 years evolved into one of England's wealthiest and most influential abbeys. The town grew up alongside the Abbey and today it's a small but thriving town and a major tourist venue, welcoming thousands of visitors each year. Medieval Glastonbury - designated a conservation area - clusters around the evocative ruins of the Abbey.

Just 5 miles from Glastonbury is Wells which is the smallest city in England (population 10,000). Its centre is the Market Place (local markets twice a week) surrounded by many medieval buildings including the Cathedral and moated Bishops Palace. Immediately to the south (2 miles) of Glastonbury is the more recent town of Street and these centres provide a huge range of facilities and amenities. There are excellent state and independent schools in the area including Crispins, St Dunstons, Wells Blue School, Strode College, Millfield, Wells Cathedral School, and the Bruton schools.

The mainline station at Castle Cary is only 9 miles south.





Park House, Baltonsborough



Approximate gross internal floor area of main building - 232.9 m² / 2,508 ft²

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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.

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