Symonds & Sampson

Mons Acutus

9 Bishopston, Montacute, Somerset.

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Montacute
Somerset TA15 6UU

Nestled in the charming village of Montacute, this delightful house, built in 1894 and set in 0.24 acres, offers a unique blend of historical character and modern living, along with a fabulous rear garden backing onto National Trust land. A real gem! No onward chain.

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- Immaculate Period House
- Sought-after Somerset village
- Fabulous gardens (a gardener's delight!)
- 0.24 acre plot in total
- Views to National Trust land to the front and rear
- Gas central heating
- Double glazed sash windows
- Light, sunny & airy accommodation
- No Onward Chain

£550,000

Yeovil Sales
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THE PROPERTY

Nestled in the charming village of Montacute, Somerset, this delightful, semi-detached, hamstone house built in 1894 offers a blend of historical character and contemporary living.

With its pre-1900 architecture, the property has a handsome facade and is an example of the local vernacular - warm, golden, Ashlar hamstone. There is a fine storm porch over the bespoke hardwood, double-glazed and leaded front door, high ceilings, original doors, moulded architraves and deep skirting. This reflects the rich heritage of this conservation area without the restrictions of being a listed building.

There are two spacious, sunny reception rooms, both with fireplaces, divided by hardwood and glazed bi-fold doors creating an open plan space while still having the option of a cosy sitting room.

The four bedrooms offer ample space; three double bedrooms and a generous single which has been used as a nursery, teenager's room and study! Two of the bedrooms have views over the garden and St Michael's Hill, and two have views towards Montacute House.

The large double bedroom on the second floor is a perfect hideaway, with an ensuite and two Velux windows with stunning views across the garden to the hill.

This fabulous home is a rare find, combining period features with practicality at the heart of a community. The house, along with its magnificent gardens, is set in an overall plot of 0.24 acres. Truly a gardener's paradise.

OUTSIDE

The house has an east-west orientation so the morning sun fills the front rooms, whilst the afternoon sun fills the whole garden until sundown.

Front garden - the railings are original and have been renovated, along with replacing two gates to complete the original frontage. The Victorian edging stones, also original, surround a white garden including Trachelospermum, Rosa White Carpet, Hydrangea petiolaris, Exochorda, together with ferns and Penstemons.

Main garden - the garden has been created by the current owners over almost 50 years with organic principles and with wildlife welcomed. There are terraces, hamstone walls, deep herbaceous borders, a gravel garden, a pond, mature trees, a pinetum and an abundance of flowering shrubs, English roses, a Cedar wood greenhouse, raised beds, a fruit area, log walls and compost system.

There are thousands of Primroses, Snowdrops and Camassia as well as naturalised daffodils throughout the garden.

There are several seating areas, including a circular hamstone terrace with shallow, curved steps leading to the Summer House, which is double-glazed, fully lined, and fitted with power and lights.

The garden is lit with floodlights controlled from the kitchen. There are two large sheds, both with power and light.

At the very top of the garden there is a native hedge, kept at a height to allow wonderful views over surrounding National Trust meadows.

SITUATION

Montacute is a beautiful village with many character properties built of local hamstone. The village is home to the National Trust-owned Montacute House. There is a wealth of local groups and organisations which form a thriving, friendly and welcoming community. A petrol station/store, Post Office/store, two Public Houses, St Catherine's Church and Montacute Baptist Chapel, a village hall and a pavilion on the recreation ground.

Within walking distance of the property is the outstanding All Saints Primary School and also Stanchester Academy.

The property is surrounded by the wider National Trust estate, including woodland and countryside footpaths that lead to Ham Hill, a local hill fort with magnificent views.

Within a short drive are South Petherton, Ilminster, and Yeovil with direct trains to London Waterloo.

DIRECTIONS

What3words:
///songbook.napkins.panicking

SERVICES

Mains water, electricity, drainage and gas. Gas central heating via radiators. Underfloor heating in the kitchen (wet system being part of the gas central heating).

Broadband - Ultrafast broadband is available.
Mobile signal/coverage - There is mobile coverage in the area. Please refer to Ofcom's website for more details.

MATERIAL INFORMATION

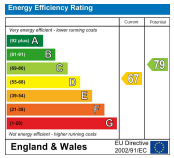
The property lies in a Conservation area but is not listed.

Council Tax Band: D
Somerset Council
01935 462462

Bishopston, Montacute

Approximate Area = 1251 sq ft / 116.2 sq m
Limited Use Area(s) = 21 sq ft / 1.9 sq m
Outbuilding = 74 sq ft / 6.8 sq m
Total = 1346 sq ft / 124.9 sq m
For identification only - Not to scale

GROUND FLOOR FIRST FLOOR SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Symonds & Sampson. REF: 1497196

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