



# THE OLD SCHOOL HOUSE

Kingweston, Somerton, Somerset



# A CHARMING & EXQUISITE FORMER SCHOOL HOUSE

Set in a quiet rural village, this beautifully presented Grade II listed former school house has been superbly renovated to an exceptionally high standard, with interior design combining both traditional and contemporary styles



Local Authority: Somerset Council

Council Tax band: F

Tenure: Freehold

Postcode: TA11 6BD \\what3words: codes.conjured.redeemed

Services: Mains electricity and water. Private drainage. Oil-fired central heating.

Viewings strictly by appointment only through Knight Frank LLP



## LOCATION

The Old School House is situated in the small rural village of Kingweston which has the Church of All Saints and a popular farm shop. Local facilities are found in the nearby popular town of Somerton (3 miles) with a range of independent shops, weekly market, pubs and restaurants. Other towns within easy reach include Glastonbury (7.5 miles) and Castle Cary (8 miles). The regional centre of Yeovil (11.5 miles) provides extensive facilities. Mainline railway stations at Castle Cary (Paddington 90 minutes) and Yeovil Junction (Waterloo 2.5 hours). There are excellent schools in both the independent and state sectors including Millfield Prep and Senior, Wells Cathedral School Prep and Senior, All Hallows, Hazlegrove Prep and Kings Bruton independent schools. St. Dunstons, Wells Blue School and Strode College in the state sector. Access onto the A303 at Podimore (4 miles) and Bristol International Airport is within one hours drive (30 miles).







## THE PROPERTY

The Old School House is a Grade II listed property which offers beautifully presented accommodation incorporating both traditional features and contemporary living. The house was constructed in 1707 with local Blue Lias stone elevations under a slate roof, with stone chimneys. The front windows have curved surrounds with ornate detailed panes. When entering the property through the porch, the entrance hall is spacious and immediately provides a glimpse of the interior style featuring wallpaper designed by Adam Calkin for Morris and Wood. You are then drawn to the back of the property with the natural light flooding through from the floor to ceiling windows and doors in the kitchen/dining room facing out onto the South West facing terrace. The kitchen is the focal point of the property and the staircase rises from here. Lying on either side of the hall are the two main reception rooms. Downstairs there is also a utility room and WC. On the first floor there is a principal bedroom with ensuite shower room, two further double bedrooms and a family bathroom. Lying adjacent to the terrace is the detached timber clad annexe which is currently used as a guest bedroom with private ensuite. This could have several uses including an office/studio for the owner or additionally this could be used to provide a letting income, if required.







## OUTSIDE

Approached off the small and quiet village lane, the front garden is enclosed by a low stone wall with a small wooden pedestrian gate leading to the front porch, with a separate gated driveway with parking for 2/3 cars to the right. The front garden is mainly laid to lawn with the paved path flanked by lavender borders. The main garden lies to the rear, which has been beautifully designed with an upper and lower area and is south facing. Adjacent to the house there is a large stone paved terrace with direct access to the kitchen making it ideal for alfresco entertaining. The annexe lies on the opposite side of this terrace. There is an area of lawn leading from the terrace with a large variety of mature shrubs and planting. The gently curving lawns are framed by beautifully planted beds with the lower level of the garden being reached by stone steps. This lower level provides a perfect private spot, with built stone benches, a covered (planted pergola) seating area and is partially walled.





# Kingweston

## Somerton, Somerset

Gross Internal Area (Approx.)  
 Main House = 170 sq m / 1,826 sq ft  
 Guest Studio = 26 sq m / 283 sq ft  
 Total Area = 196 sq m / 2,109 sq ft



Ground Floor

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space



First Floor



Guest Studio  
 (Not shown in actual location or orientation.)

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.



**Simon Barker MRICS**

01935 812236

[simon.barker@knightfrank.com](mailto:simon.barker@knightfrank.com)

**Knight Frank Dorset and South Somerset**

First Floor, 5 Hound Street, Sherborne, DT9 3AB

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2026. Photographs and videos dated September 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term "partner" to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

