



Heathlands

South Hill, Somerton, TA11 7JG

GeorgeJames PROPERTIES  
EST. 2014

# Heathlands

South Hill, Somerton, TA11 7JG

Guide Price - £485,000

Tenure – Freehold

Local Authority –Somerset Council

## Summary

Heathlands is a hugely versatile property offering a comfortable residential home with an impressive range of outbuildings all set in 2.2 acres of gardens and paddock. Until recently, the property has been operated as a successful cattery business and is now offered fully equipped with an excellent setup, including an office building and a purpose-built cattery comprising 15 individual cat pens. Should a purchaser wish to re-establish the business, the commercial use remains in place, with a separate power supply serving the cattery and office building independently from the main dwelling. The cattery was previously licensed for 40 cats by Somerset Council with a 5-star rating. Should buyers prefer a solely residential property they could apply for a change of use to remove the commercial element.

## Bungalow

The bungalow offers well laid out accommodation including entrance hall, sitting room, modern kitchen, garden room/dining room and further garden room/sitting room. There are two double bedrooms and bathroom. The property is nicely decorated and very well presented throughout. Adjoining the bungalow is a large store room and cattery kitchen, it may be possible, subject to the usual permissions, to incorporate these areas into the main dwelling to create further living space if required.

## Situation and Amenities

Peacefully situated off South Hill on the outskirts of the town occupying an elevated position overlooking Somerton. Somerton was the ancient Capital of Wessex in the 8th century and a former market town. It then later became the County town of Somerset in the 13th/14th Century. There is a good level of amenities including shops, bank, library, doctor and dentist surgeries, there are also several public houses, restaurants, churches and primary schools within the town. The Old Town Hall now houses the ACEArts Gallery and craft shop. A more comprehensive range of amenities can be found in the County town of Taunton to the west or Yeovil to the south. The mainline railway stations are located in Castle Cary, Yeovil and Taunton. The property is also well served by the A303 linking both central London and the South West, the M5 can be joined at junction 23.



## Services

Mains water and electricity are connected. Private drainage. Oil fired central heating to radiators. Council tax band C.

## Rateable Value

Current rateable value (1 April 2026 to present) £5,800 - may qualify for small business rate relief (100%) depending on individual occupiers circumstances. Currently the owner pays annual business rates of £2,563 as they are not trading.

## what3words

///shook.incurs.oven

## Cattery Main Building

'L' shaped concrete base, covered with ceramic floor tiles with water, drainage and its own electricity supply. There is a large 'working corner' in the 'L' shape of the layout. 15 units comprising 10 x double size, suitable for 1 or 2 cats, 5 x family size, suitable for up to 4 cats. Each unit has secure inner/sleeping area with cat flap, shelf & dull emitter hanging heat lamp, plus exercise area in front of sleeping area with shelf. All units open onto safety corridor with secure door at either end. In addition there is a double size unit sited away from main cattery as an isolation unit.

## Office Building

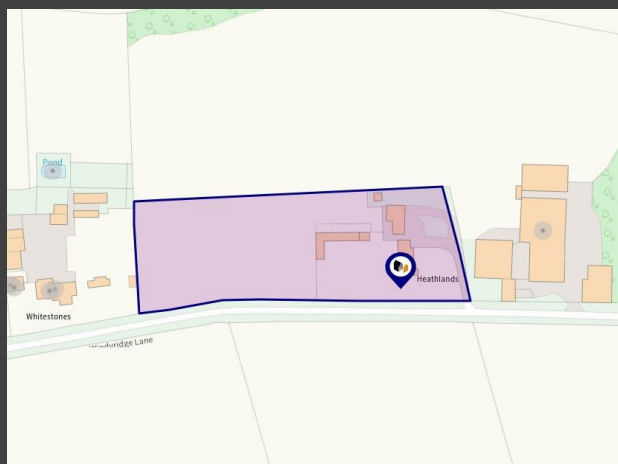
Timber lodge style building used for office, with light and power.

## Garage 19' 8" x 15' 11" (6.00m x 4.85m)

With up and over garage door, power and light connected.

## Garage/Workshop 28' 5" x 24' 11" (8.67m x 7.60m)

This substantial outbuilding has a large roller door with a 2.55m opening height by 2.74m width. There is also an up and over garage door. Both power and light is connected with a newly installed hydraulic car lift.





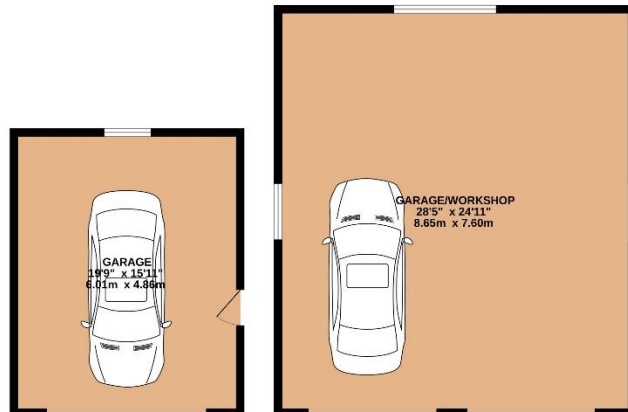


GROUND FLOOR  
1368 sq.ft. (127.1 sq.m.) approx.



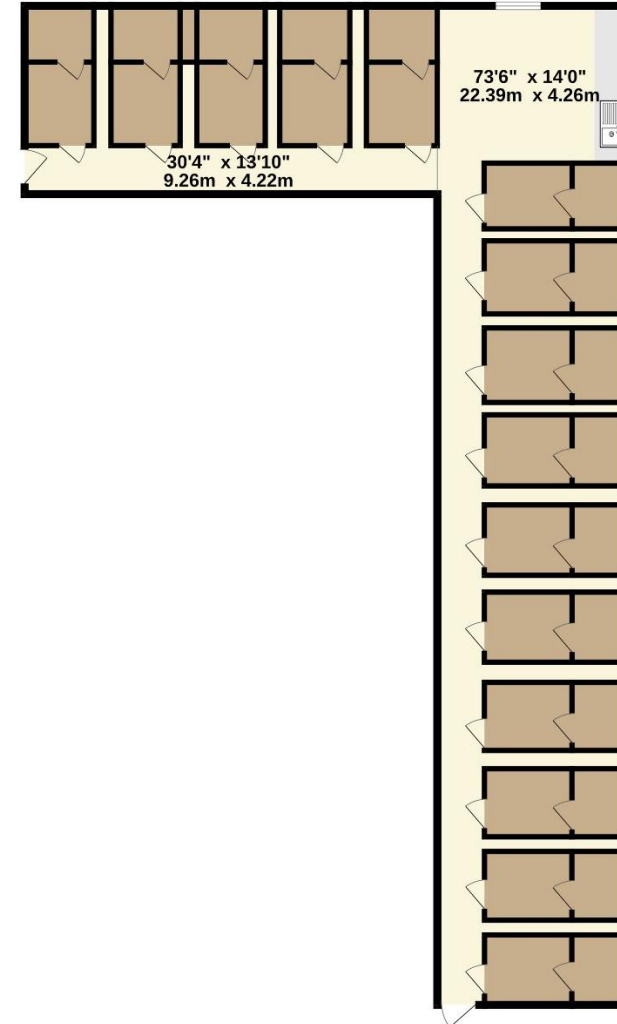
TOTAL FLOOR AREA : 1368 sq.ft. (127.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

GROUND FLOOR  
1022 sq.ft. (95.0 sq.m.) approx.



TOTAL FLOOR AREA : 1022 sq.ft. (95.0 sq.m.) approx.  
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GROUND FLOOR  
1447 sq.ft. (134.4 sq.m.) approx.



TOTAL FLOOR AREA : 1447 sq.ft. (134.4 sq.m.) approx.  
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