



## Belmont House

Sutton Road, Somerton, TA11 6QL

George James PROPERTIES

EST. 2014

# Belmont House

Sutton Road, Somerton, TA11 6QL

Guide Price - £395,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

Belmont House blends the beautiful character associated with a late 1800's property with a stylish contemporary and modern finish. Beautifully presented throughout with features including modern antique style radiators, modern double glazed sash windows, stylish oak window seats and a stunning hand crafted oak wooden staircase with glass panelling. The property benefits from a particularly large driveway offering plenty of off road parking. To the rear there is an attractive private cottage garden with raised stone flower beds, summer house and a detached stone barn/office studio. To the ground floor accommodation comprises double aspect sitting room, kitchen/diner with patio doors to the garden, large utility area and a second reception room that could be utilised as a study, snug or dining room. To the first floor there are three good sized bedrooms and a modern bathroom suite. It is essential to view Belmont House to fully appreciate the quality of finish and all the property has to offer. The property is offered to the market with no onward chain.

## Amenities

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. 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, drainage, gas and electricity. Gas fired central heating to radiators. Council tax band D.

## Entrance Porch

Entrance door leads to the porch with tiled flooring and part glazed internal oak door to:-

## Entrance Hall

With quarry tiled flooring, half wall panelling, radiator, three wall light points and doors to:-

## Reception room 14' 2" x 8' 2" (4.31m x 2.50m)

Window to front, radiator, Victorian cast iron fireplace with slate hearth.



**Sitting Room** 20' 7" x 13' 2" Max (6.28m x 4.02m Max)

With window to front with oak window seat and window to side with oak sill, hand crafted oak staircase to first floor with glass panelling. Fireplace housing enamel gas coal effect gas fire. Radiator.

**Kitchen/Diner** 14' 3" Max x 16' 1" (4.34m Max x 4.91m)

Modern kitchen comprising a range of base and wall mounted units with granite work surfaces over, incorporating fitted NEFF appliances including four ring gas hob with glass splashback and stainless steel extractor hood, eye level double oven, dishwasher and sink unit with mixer tap. Fireplace housing cast iron wood effect gas stove, two velux roof windows and double glazed French doors open to the rear garden. Central island unit with wood work surface and a fitted dresser unit. Doors to:-

**Utility Room** 20' 11" Max x 10' 2" Max (6.37m Max x 3.11m Max)

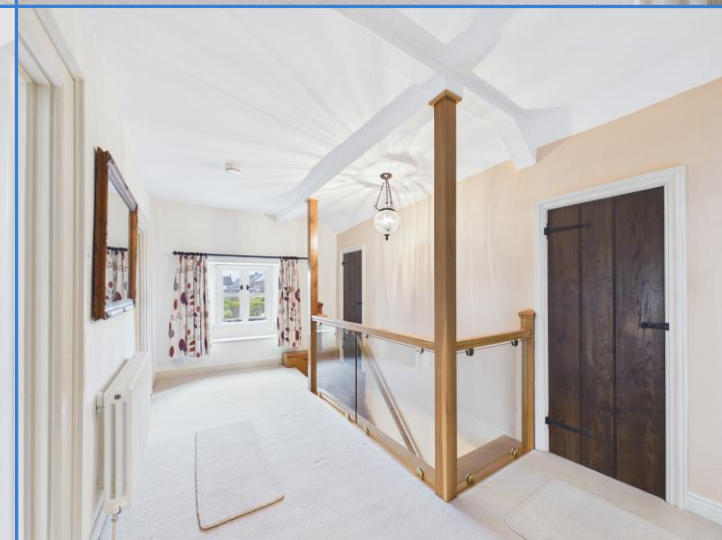
Sink unit with mixer tap and cupboards under. Wall mounted gas boiler, washing machine and tumble dryer. Window and fully glazed door to rear providing access to rear garden, fitted shelving unit and doorway to covered passage area with door to front and shelving.

**W.C** 3' 3" x 6' 0" (1.00m x 1.82m)

Low level W.C, wash hand basin with cupboards under, tiling to splash prone areas.

**Landing**

Window to side with window seat, radiator, access to loft space. Built in storage cupboard and walk in wardrobe with hanging rail, light and radiator. Doors to

**Bedroom One** 11' 3" x 14' 2" (3.44m x 4.31m)

Window to front and radiator.

**Bedroom Two** 11' 0" x 11' 11" (3.36m x 3.62m)

Window to front, radiator and built in window seat storage.

**Bedroom Three** 7' 7" x 12' 2" (2.30m x 3.70m)

With window to front, radiator, wall shelving and built in window seat storage.

**Bathroom** 12' 3" x 9' 3" (3.74m x 2.83m)

Window and velux roof window to rear, electric ladder towel rail and radiator. Modern bathroom suite comprising low level W.C. panelled bath, wash hand basin with mixer tap, walk in shower unit with mains shower with 'rain' shower head and hand shower attachment. Airing cupboard housing hot water cylinder and slatted shelving.

**Front**

Vehicular access provided via large brick paved driveway surrounded by a low natural stone wall. Gate providing pedestrian access.

**Rear Garden**

Natural stone patio area with stone raised flower beds. Steps and pathway lead to low maintenance shingle garden with flower/shrub borders. Small ornamental garden pond and path leading to timber shed. Access to:-

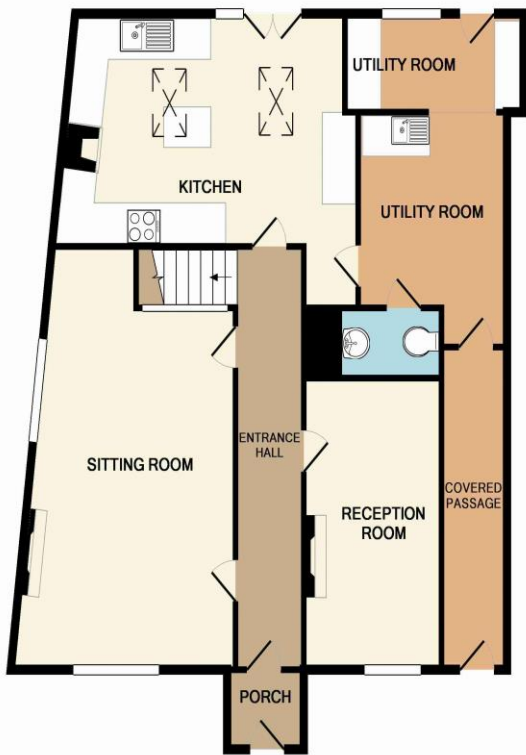
**Summer House** 9' 10" x 9' 10" (3.00m x 3.00m)

With Venetian fitted blinds and wood effect laminate flooring.

**Detached Barn/Office Studio** 11' 5" x 10' 6" (3.47m x 3.20m)

With windows to front and rear, power, lighting and wooden flooring. Previously used as both an office and an art studio.





TOTAL APPROX. FLOOR AREA 1554 SQ.FT. (144.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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