



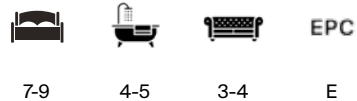
OVERLEIGH HOUSE

Overleigh, Street, Somerset



AN IMPRESSIVE UNLISTED DETACHED FAMILY HOME

comprising almost 6000 sq.ft of accommodation spread across three floors, inclusive of two self-contained apartments. Set in beautiful gardens and grounds extending just over one acre



Local Authority: Somerset Council

Council Tax band: H

Tenure: Freehold

Postcode: BA16 0TJ What3words:/// picked.spruced.landlords

Services: Mains water, electricity, drainage and gas. Gas-fired central heating.

Viewings strictly by appointment only through Knight Frank LLP



LOCATION

Overleigh House is situated in the small rural hamlet of Overleigh which lies on the edge of the popular town of Street which offers a range of day to day amenities including shops, supermarkets, restaurants, bank and the popular Clarks Village Outlet. Slightly further afield is the famous town of Glastonbury, known for its history, diverse array of shops and being home to the nearby, world famous Glastonbury music festival. The local area offers a choice of schools from both the independent and state sectors. Millfield School is just a 15 minute walk from Overleigh House with Wells Cathedral School, The Blue School, The Taunton and Bath schools, Kings Bruton, All Hallows and Downside all being close by. Convenient transport links include the A303 providing access to the South West and London and the M5 for access to both Exeter, Bristol and beyond. For international destinations there are airports at both Bristol and Exeter (M5). Mainline train service to London Paddington (1hr 45 minutes) from Castle Cary (13 miles).







THE PROPERTY

Overleigh House is an impressive palladian-style period property, constructed of stone elevations under a slate roof. The property has been cleverly renovated to provide beautiful accommodation offering light and airy living space, whilst retaining key period features including oak flooring, large fireplaces, original panelling and window shutters. Upon entry there is a large reception hall with wood burner and an elegant staircase leading to a galleried landing. The ground floor features a large reception hall, drawing room, panelled sitting room and dining room with an archway into an open plan fitted kitchen/breakfast room. There are domestic areas including a cloakroom, laundry room and boot room located on the ground floor. An integral West Wing is currently utilised as an independant one bedroom apartment, with hallway, cloakroom, dining room (or sitting room), kitchen and storeroom. On the first floor there is a large principle bedroom suite with a dressing room and ensuite shower room, along with six further double bedrooms, two with ensuite bath/shower rooms and an additional family bathroom. The second floor houses another potential self-contained apartment (if required) which comprises a large kitchen/living room, double bedroom and ensuite shower room.







GARDEN AND GROUNDS

Overleigh House is approached off a small country lane onto a large gravelled driveway which leads to a large parking area providing space for several vehicles. The gardens surround the property and are mainly laid to level lawn with a gravelled area at the front of the house creating the perfect space for enjoying the ground and alfresco entertaining/dining. There are a large number of mature trees interspersed across the extensive lawns, with established hedges and wrought iron estate fencing which create "rooms" within the extensive grounds. The property borders the Clarks Trust Wild Area affording an open green outlook. There are several outbuildings including a substantial store and two timber sheds, although these require some repairs. In all the grounds total just over one acre.





Overleigh Street, Somerset

Gross Internal Area (Approx.)
554.5 sq m / 5,969 sq ft



Second Floor



Annexe

Ground Floor
Main House



First Floor

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

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.



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