



The Chantry
Limington, BA22 8EH

George James PROPERTIES
EST. 2014

The Chantry

Limington, BA22 8EH

Guide Price - £575,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

The Chantry is an attractive Grade II listed Victorian house peacefully situated on the outskirts of Limington, a natural stone double fronted house with stone water tabling and sash windows with secondary double glazing throughout. The property offers spacious accommodation of over 2000sqft including three reception rooms and large kitchen/breakfast room. To the first floor there are four double bedrooms, dressing room/nursery and two bathrooms. A great feature of the property are the large grounds with ample off road parking and lawned gardens totalling 0.4 acres. There is a detached stone built oversized double garage with double car port along with a substantial garden office/workshop.

Services

Mains water, drainage and electricity. Oil fired central heating to radiators. Council tax band E.

Amenities

The property is situated within the small idyllic village of Limington which has a parish church and a very popular public house. The popular village of Ilchester is approximately 1.5 miles away and offers a full range of amenities including a petrol station, post office, local shop, pubs and restaurants, church and primary school. A more comprehensive selection of amenities can be found in Yeovil approximately 5 miles to the south, including a golf course and a main line rail connection (London Waterloo) from Yeovil Junction. There are also excellent road links including the A303, that can easily be reached via Ilchester.

Entrance Hall

Entrance door leads to the entrance hall with two radiators, window to the side, stairs leading to the first floor and understairs storage cupboard.

Dining Room 15' 1" x 11' 3" (4.60m x 3.42m)

With sash window to the front, radiator and open fireplace.

Sitting Room 15' 1" x 10' 10" (4.60m x 3.31m)

With sash window to the front, radiator and large Hamstone fireplace with shelving to the side. Door leads to the kitchen.



Lounge 15' 9" x 15' 2" (4.80m x 4.63m)

With sash window to the side, two radiators and fireplace housing cast iron wood burning stove.

Kitchen/Breakfast Room 24' 8" x 10' 6" (7.51m x 3.21m)

With two sash windows to the side and two windows to the rear. Bespoke hand made kitchen comprising range of cabinets and central island unit with solid wood worktops. One and a half bowl sink unit with mixer tap, space for dishwasher and fridge freezer. Brick arch recess housing Rangemaster range cooker with extractor hood over. Radiator.

Utility Room 14' 0" x 6' 7" (4.27m x 2.00m)

With window to the side, range of base and wall units with worksurfaces over. One and a half bowl sink unit with mixer tap and space for washing machine. Radiator.

WC

Window to the side, low level WC, wash hand basin and electric heater.

Landing

With access to the loft space. Built in airing cupboard with hot water cylinder.

Bedroom 1 16' 11" x 11' 5" (5.16m x 3.48m)

With two sash windows to the side, radiator and range of built in wardrobes.

En-Suite Shower Room

With window to the side. Suite comprising low level WC, vanity wash hand basin and large 1800mm shower cubicle with mains shower. Heated ladder towel rail.

Bedroom 2 15' 1" x 11' 2" (4.60m x 3.40m)

With sash window to the front, radiator and feature fireplace. Door leads to the dressing room/nursery.

Dressing Room/Nursery 10' 3" x 6' 0" (3.13m x 1.83m)

With sash window to the front and built in wardrobe. This room could possibly be made into an en-suite shower room for bedroom 2.

Bedroom 3 15' 2" x 8' 10" (4.62m x 2.70m)

With sash window to the front and radiator.

bedroom 4 10' 10" x 9' 10" (3.30m x 3.00m)

With sash window to the side, radiator and feature fireplace.

Bathroom 13' 7" x 10' 8" (4.15m x 3.24m)

With windows to the rear and side. Bathroom suite comprising low level WC, pedestal wash hand basin and large panelled bath.



1500mm shower cubicle with mains shower. Half wall panelling and radiator.

Outside

A five bar vehicular gate and drive leads to a large open parking/turning area with access to the garage and car port. To the immediate side of the house there is a pedestrian gated access with patio area and access to the kitchen, steps lead up to a lawned garden with greenhouse. The garden opens to a large lawned area enclosed by hedging with various flowers and shrubs.

Garage 24' 7" x 18' 8" (7.50m x 5.70m)

This over sized double garage is constructed of natural stone elevations under a pitched tiled roof. With up and over garage door, power and light.

Carport 18' 8" x 15' 5" (5.70m x 4.70m)

Home office/Studio

This detached timber building is ideal for home working or as a workshop, hobbies area or gym. There is a covered veranda to the front, three separate internal rooms with power and light connected.





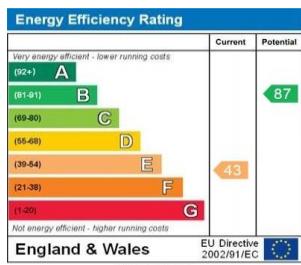
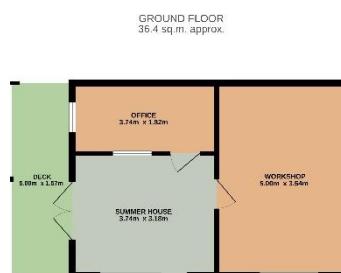
GROUND FLOOR
103.5 sq.m. approx.



1ST FLOOR
83.0 sq.m. approx.



TOTAL FLOOR AREA: 186.5 sq.m. approx.
Whilst every effort has been made to ensure the information contained here is accurate, 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 Agent has not tested any apparatus, equipment, fixtures and fittings or services to see if they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



1 Brandon House, West Street, Somerton, TA11 7PS
Tel: 01458 274153
email: somerton@georgejames.properties
www.georgejames.properties



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