



The Chantry
Limington, BA22 8EH

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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.

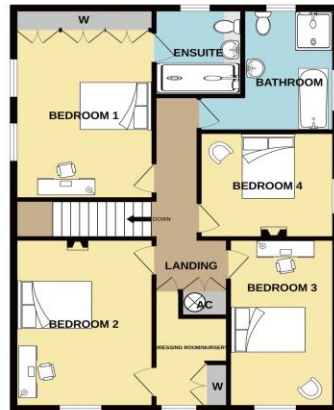




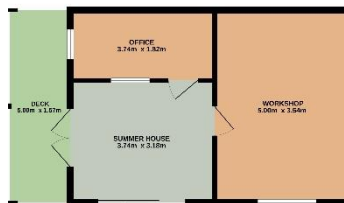
GROUND FLOOR
103.5 sq.m. approx.



1ST FLOOR
83.0 sq.m. approx.

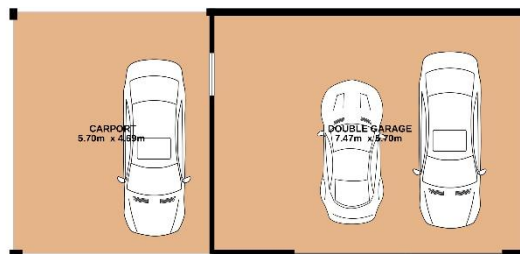


GROUND FLOOR
36.4 sq.m. approx.



TOTAL FLOOR AREA: 186.5 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 operation or efficiency can be given.
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GROUND FLOOR
69.4 sq.m. approx.



TOTAL FLOOR AREA: 186.5 sq.m. approx.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	43	
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
WWW.EPC4U.COM		



1 Brandon House, West Street, Somerton, TA11 7PS

Tel: 01458 274153

email: somerton@georgejames.properties

www.georgejames.properties



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