

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



The Old Parsonage, Teapot Lane, Baltonsborough, BA6 8QE







### **The Old Parsonage, Tea Pot Lane, Baltonsborough, BA6 8QE**

An absolutely charming four bedroom detached property with immense potential, set in a quiet rural position on the edge of Baltonsborough village.

The property is not listed and enjoys characterful accommodation, requiring some modernisation, including an entrance hall, sitting room, dining room, kitchen, rear lobby, cloakroom, four bedrooms and a bathroom.

There are magical gardens to the rear, ample parking, a garage and several useful outbuildings.

#### **Accommodation**

The Old Parsonage is a beautiful Somerset long house built of Blue Lias stone with many characterful features inside and out including stone mullioned windows, flagstone floors, and original timber work including plank and muntin screening and ceiling beams. The property now requires a scheme of modernisation to realise it's full potential. As the property is not listed, there is great scope to further extend and improve to create an impressive family home in this quiet rural, edge of village location.

A stone path leads past the front garden and up to the front door. Alongside the path there is a low stone wall, adorned by a beautiful, fragrant lavender bed full of bees and butterflies during the summer months. In front of the wall there is a lawned garden which is given privacy by a mature beech hedgerow.

Entering through the front door there is a welcoming entrance hall with cloakroom at the far end, the staircase rising to the first floor, and a reception room to either side. On the left, there is a large living room which could be reconfigured as a new larger kitchen if desired. There are many period details and features within the room including exposed stone work, a fireplace with bread oven, and parquet flooring.









The living room enjoys a dual aspect with French doors leading to the garden at the rear. To the right of the hall, there is a dining and sitting room, which has an impressive cross-beam ceiling, plank and muntin screening, pretty window seats and another fireplace with inset wood burning stove.

A door from the sitting and dining room connects to the kitchen, which has a range of wall and base units, an Esse range cooker and room for utilities. Leading off the kitchen, there is a rear lobby that leads to the garden.

Upstairs there are four bedrooms, and a family bathroom. The master bedroom is of extremely generous proportions being over 21' long and nearly 18' wide. This gives good scope for an en-suite and further built in wardrobes if desired. There are plenty of windows in the bedroom looking out over the front and rear gardens to the fields beyond, and internally there are exposed beams, and painted timber floorboards.

The guest bedroom is also a double room, and has a conveniently located wash-hand basin. There are two further bedrooms which connect onto one-another giving versatility for study or dressing room use. The family bathroom has a bath with overhead shower, basin, and w/c.

## About the Outside

To the rear of the property there are delightful gardens with a lawn, plenty of sunny seating areas, and a productive vegetable patch which is fenced in and fully stock proof. There is a greenhouse which adjoins a most useful potting shed, and as an extension to the garage there is a workshop. In front of the garage there is ample room to park several vehicles.









## ***About the area***

*Baltonsborough is a lively and popular village in the heart of Somerset. It has a church, village hall, shop, primary school, pub, and vineyard plus a very friendly community.*

*The nearby towns of Glastonbury, Street, Bruton, Castle Cary and Somerton cater for most needs and there are many good local pubs and restaurants. Close by is a vast network of footpaths giving access to the beautiful surrounding countryside which includes river "wild swimming".*

*Local transport links are excellent with a mainline railway station in nearby Castle Cary, which is a 15-minute drive, offering direct services to London and*

*Millfield Senior and Prep Schools are both within a 10-minute drive of the house, there are other local independent schools locally including Wells Cathedral Hazlegrove and the Bruton schools. The excellent local schools include the well-respected Strode College, Crispin School, Brookside Academy and The Blue School in Wells.*

## **Services**

Mains water, drainage and electricity.

Tenure: Freehold.

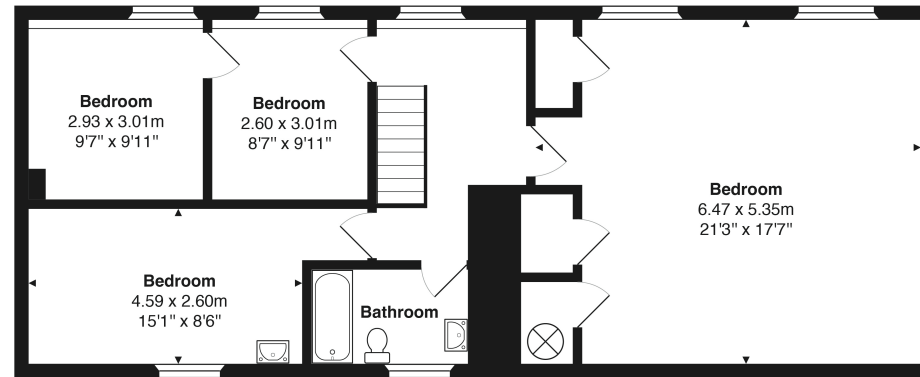
Energy Performance Rating: F.

Council Tax Band: F.

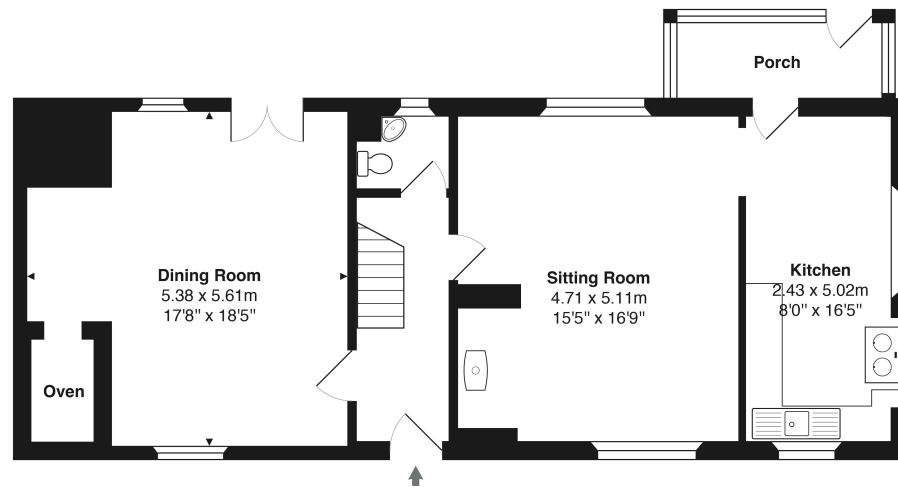




The Old Parsonage,  
Baltonsborough



**First Floor**  
Area: 86.6 m<sup>2</sup> ... 932 ft<sup>2</sup>



**Ground Floor**  
Area: 85.4 m<sup>2</sup> ... 919 ft<sup>2</sup>

Approximate gross internal floor area of main building - 172 m<sup>2</sup> / 1,851 ft<sup>2</sup>

**IMPORTANT NOTICE** - Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

**VIEWINGS** - interested parties are advised to check availability and current situation prior to travelling to see any property.



