

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



NORTH STABLES, KINGWESTON, SOMERTON, TA11 6BD



NORTH STABLES

KINGWESTON, SOMERTON, TA11 6BD

Somerton 4 miles, Glastonbury 6 miles, Wells 11 miles, Yeovil 12 miles, Castle Cary 6 miles, A303 5 miles, Bristol 31 miles, Bath 29 miles.

A beautifully appointed, detached 18th Century coach house, set in a highly popular village with easy access to Somerton, Street, Yeovil and the A303. The property offers a wealth of charm and character, spacious accommodation and delightful, private walled grounds with a heated pool and various fully connected outbuildings.

The accommodation includes four double bedrooms, three bathrooms, two of which are en-suite, a large open plan kitchen/family room, dining hall, sitting room, cloakroom and utility. Additionally, within the grounds are a spacious studio/workshop, pool room with kitchenette, shower room, cloakroom and pump room.

Externally, North Stables offers beautiful, mature gardens of 0.64 acres and a sweeping gravel driveway with double garage and log store. Within the grounds are an exceptional lawned garden and covered seating terrace, as well as a private mediterranean style courtyard, all perfect for summer get togethers.

Location

North Stables is situated within the small village of Kingweston, which is a very popular village of fewer than 200 properties just south of Somerton and is believed to date back to Roman times. The property lies in a quiet backwater spot, well away from busy roads yet within easy access to main trunk roads and principal local towns & villages. The A303 is a few miles south and Castle Cary station offers regular services to London Paddington. The renowned Millfield School is just 5 miles away. As well as Millfield, there are numerous state and independent schools in the local area including, Hazelgrove, Wells Cathedral, and in Street Strode College & Crispin.

Neighbouring village Keinton Mandeville offers a church, village stores, pub, farm shop and well-regarded primary school. The nearby towns of Somerton, Street & Castle Cary provide a good range of sporting and cultural facilities whilst Bruton, Wells, Sherborne, Yeovil, Taunton, Bath and Bristol are within easy reach.

Accommodation

Dating back in part to 1765, North Stables is a Grade II listed former stables and coach house set in the heart of the quiet village of Kingweston, with the medieval church as its backdrop and uninterrupted countryside views opposite.

The property was painstakingly converted by the current owners and seamlessly combines a wealth of period features with sympathetic modern touches to create a stylish, spacious family home approaching approximately 3,700 sq.ft.





Careful consideration has gone into ensuring that property retains as much character as possible, incorporating original and reclaimed period pieces throughout. Whilst outside, the delightfully landscaped, mature, walled gardens provide plenty of space and privacy with the grounds extending to approximately two thirds of an acre.

A stable door leads into the stunning, open plan kitchen/family room, which includes flagstone and oak flooring, exposed beams, excellent decoration & lighting, and a combination of high-quality and beautiful period fittings.

This room is the real heart of the home, measuring 32' x 19' and offering a triple aspect. The kitchen has been equipped with an impressive range of bespoke cabinetry, complemented by granite worktops and a large, oak topped central island, as well as an electric 5 oven AGA and Belfast sink. To the far end is a lovely area for seating around the ornate open fireplace, making it an ideal snug or dining area.

Heading through to the spacious and versatile dining hall, the room is flooded with natural light from the glazed former coach entrances and floor to ceiling windows to both the front and rear gardens. Adding to the sense of space is the vaulted ceiling, whilst the turned oak staircase leads to a galleried, mezzanine landing. A nod to the past is in the flagstone flooring, exposed masonry and beams, whilst there is the convenience of a ground floor cloakroom and sufficient storage.

At the far end of the ground floor is the main sitting room, measuring 22' x 19' and has a wonderfully cosy feel thanks to the stunning oak flooring and large honey stone inglenook fireplace with Clearview log burner. Like the dining hall, the sitting room also offers a glazed arched door out onto the front garden area.

The handy, separate utility/laundry room is located opposite the kitchen and is fully fitted with a good range cabinetry, a Belfast sink and flagstone flooring.

Upon the first floor are four generous double bedrooms and a stylish bathroom, centrally connected by the mezzanine landing overlooking the courtyard gardens at the front & rear. At either end of the landing runs a variety of fitted eaves storage.

At the eastern wing of the first-floor lies the master bedroom, which offers far reaching countryside views, fitted wardrobes and an open plan en-suite with shower and wash basin. Adjacent to the master bedroom lies the family bathroom, which has been fitted with a traditional roll top bath, twin sinks and w/c, whilst a further double bedroom is situated next door, which also offers an en-suite w/c and basin.

At the western wing are two further double bedrooms and a handy en-suite shower room. As with the other rooms, plenty of character can be found, with exposed masonry, beams, and bespoke windows complementing the contours of the building.





Within the grounds, further versatile accommodation can be found, which includes a good-sized studio/workshop with power and plumbing, a cloakroom, a pool room with fitted kitchen and workspace, shower room, and pump room.

These extra rooms make great additions for entertaining, particularly al-fresco dining or pool parties, but equally lend themselves well for home office working or potential guest accommodation.

Outside

North Stables sits centrally within a significant plot measuring two thirds of acre. It is approached via a gated, gravel driveway, enclosed by bow top railings and allows for plenty of parking. At the front of the property sits a detached double garage & wood store, several wonderful, mature trees and an original cobbled courtyard.

A gateway leads you through to the private walled garden which contains a traditional, well-maintained lawn with a variety of mature shrubs and plants including wisteria and grape vines, encompassed by a pea gravel pathway.

Within the lawned garden is a 32' x 16' heated swimming pool and flagstone seating terrace with attached veranda, as well as the aforementioned studio and pool rooms. The terrace offers good amounts of cover, meaning that it can be enjoyed all year round.

A further gateway leads through to a delightful, private mediterranean style gravelled courtyard which offers a mixture of bay and olive trees, symmetrical box hedging and a large tiered waterfall.

Tenure and other points

Freehold.

Grade II listed.

Mains water and electricity connected.

Oil fired central heating.

Additional underground rainwater holdings.

Council Tax Band G.

Somerset Council.

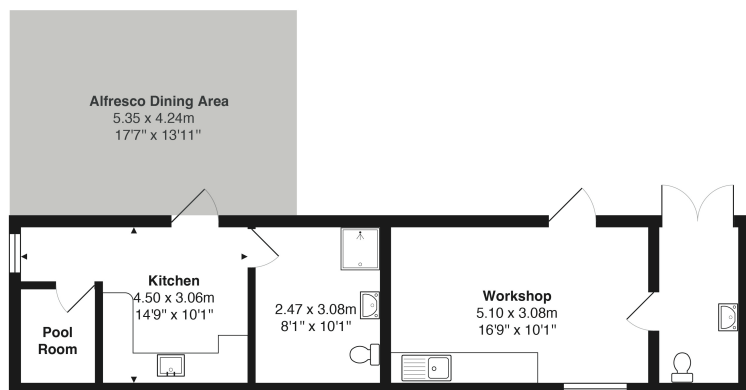
Directions

Leaving Somerton via Horsemill Lane, turn left onto the B3151, then first right onto the B3153, signposted Castle Cary. Follow this road for approximately 2.5 miles then turn left into High Street, Kingweston. Continue along the lane, bearing right at Kingweston House and continuing to the far end where the property will be found on the left hand side.

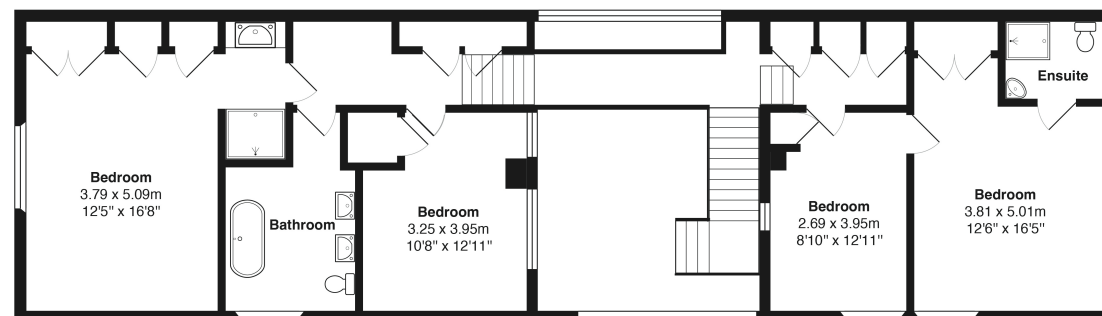
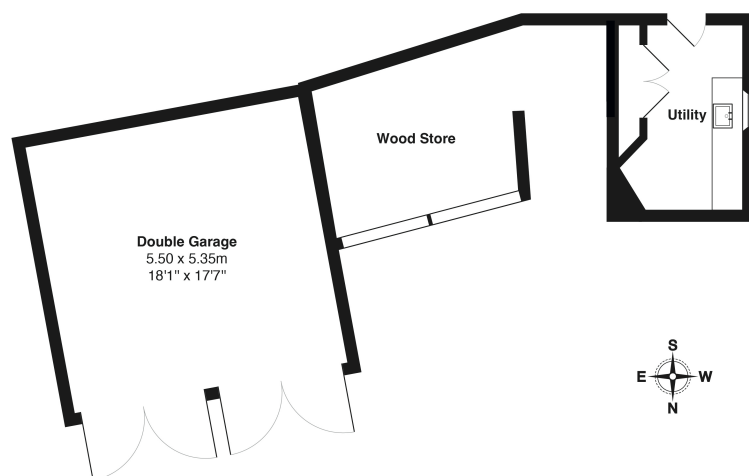


North Stables, Kingweston

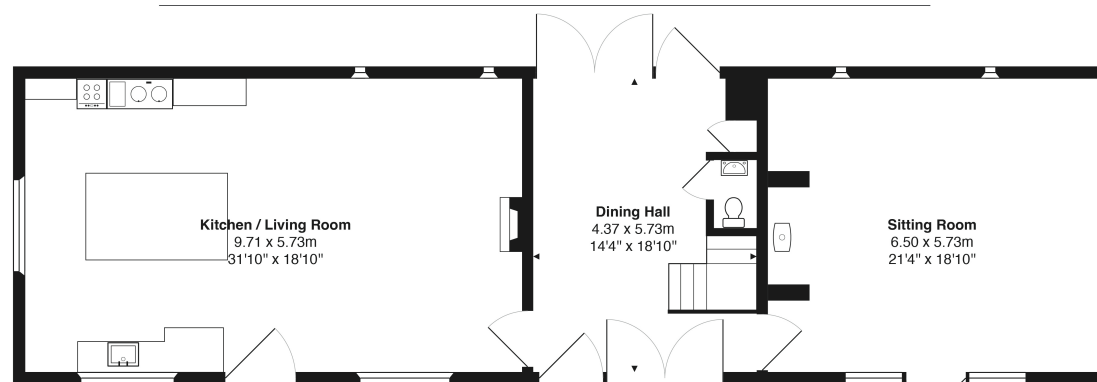
Approximate gross internal floor area of main building - 220.9 m² / 2,378 ft²



Area: 43.9 m² ... 472 ft²



First Floor
Area: 100.5 m² ... 1082 ft²



Ground Floor
Area: 120.4 m² ... 1296 ft²

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.

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