

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



**BAY TREE HOUSE, WEST STREET, SOMERTON, SOMERSET, TA11 7PS**







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*Glastonbury 8 miles, Street 6 miles, Langport 4 miles, Castle Cary 10 miles (Paddington 1.5 hours), Yeovil 12 miles (Waterloo 2.5 hours), Taunton/M5 (J25) 16 miles, A303 3.5 miles (All distances and times approximate)*

An exceptional conversion of a former 19th-century church, Bay Tree House combines striking architectural heritage with beautifully executed contemporary design.

This remarkable Grade II Listed building, dating back to 1807, has been flawlessly transformed into a highly individual home of character and distinction, superb versatility and proportions, all positioned within the heart of Somerton's historic town centre.

Original ecclesiastical features—arched stained-glass windows, exposed stonework and an impressive, vaulted interior—are complemented by elegant, modern detailing.

The accommodation extends across three floors and is both versatile and generous in scale, with light-filled open-plan living, three bedrooms and three bathrooms, a dramatic mezzanine library and two private outdoor spaces.

Off-road parking and courtyard gardens complete this most distinctive home.

**Accommodation**

Approached via a pair of substantial, grand timber doors, the entrance opens into a spacious reception hall with herringbone flooring, setting an immediate sense of volume and craftsmanship. This open space, like much of the home, lends itself well to a multitude of various uses, if so desired.

From here, access is given to two well-proportioned ground-floor bedrooms, both doubles, with steps then leading up to the breathtaking open-plan living area—impressive in both space and character, whilst being cleverly laid out to provide distinct cooking, dining and entertaining areas.

This magnificent space is framed by full-height stained-glass and complemented by original stripped timber flooring, a vaulted ceiling and exposed stonework.

The kitchen area, in the heart of the room, features a Smeg Range Cooker, extensive cabinetry and a sociable island, flowing naturally into the dining area which provides ample of space for a large dining table—perfect for entertaining plenty of guests.

A short staircase leads up to the raised sitting area, which offers further space for comfortable seating arrangements, complete with Jotul gas wood-burning stove

Overlooking all of this, a mezzanine library runs the full width of the room and provides a dramatic focal point, whilst also offering an inspiring retreat. A true showstopper which can rarely be found.









At the rear of the main living room, an additional staircase descends to the lower-ground floor, which is currently arranged as a workshop and gym, with direct access to the rear parking area, however could easily be converted to provide further day to day accommodation or additional bedroom space.

Additionally, back at the front of the house the inner lobby provides access to a very handy utility/shower room and internal access to the rear courtyard, whilst an exposed stone staircase rises to the principal suite upon the first floor.

The first-floor accommodation is wonderfully dedicated to a luxurious principal bedroom suite in its entirety, with a walk-in dressing room (or home office), a stunning double bedroom with stripped wooden flooring and stained glass arched windows and impressive twin ensuite bathrooms. These well-appointed separate bathrooms include a shower cubicle, roll edge bath, wc's and vanity sinks.

### Outside

Externally, Bay Tree House enjoys a private south-facing courtyard to the rear – a quiet, low-maintenance area ideal for al fresco dining or quiet relaxation. To the front, the courtyard is enclosed by wrought iron railings, ideal for a glass of your favourite in the evening, whilst watching the world go by. Private off-road parking lies to the rear, accessed via Pestors Lane.

### Directions

From Somerton Market Place, follow West Street and Bay Tree House will be found on the left-hand side. For parking, continue past the property and turn left at the junction into Pestors Lane, where the rear access and parking area will be found shortly on the left.

**What3Words:** ///tinted.wonderful.drift

### Tenure and Other Points

Freehold. Grade II Listed. Mains water, gas, electricity and drainage. Gas-fired central heating. Somerset Council – Tax Band E. EPC Rated: D

### Location

Somerton was an important town in Roman times eventually, becoming the capital of Wessex. It's now a lovely, friendly and thriving Market Town in the heart of Somerset, with a wide 17th Century Market Square with a Buttercross as a focal point in the centre. The Market Square itself is surrounded by the old town hall, elegant houses and inns which create an attractive townscape drawing visitors from all over the world. Somerton's Market Place has a Grade II Listed Market Cross in the centre, described by Niklaus Pevsner, as "one of the most happily grouped urban pictures in Somerset".

Somerton provides a wide range of local services including a variety of independent shops and galleries, a small supermarket, Doctors Surgery, Dentist, Library, Butchers, Newsagents and Chemist. It is conveniently situated with easy road access via the A303 road a few miles south, the M5 to the north and the main line rail station at Castle Cary, with regular services to London.









Close by are other towns and cities, including Street, Glastonbury, Wells, Castle Cary, Yeovil and Sherborne, with Bristol, Bath and Taunton also within easy reach.

There are excellent state and independent schools locally which include a well-respected primary school in Somerton and secondary schools (and 6th form college) in Street and Huish Episcopi. Independent schools include, Millfield (at Street & Glastonbury), Wells Cathedral, Downside, All Hallows and the schools at Bruton, Sherborne and Taunton. There are lots of good restaurants and pubs in the town and surrounding villages, and most sporting, cultural and social requirements can be met.

## **Important Notes**

*Please see all the notes below – particularly the section referring to identity and AML requirements*

## **Identity verification & Anti Money Laundering (AML) Requirements**

*As Estate Agents we are required by law to undertake Anti Money Laundering (AML) Regulation checks on any purchaser who has an offer accepted on a property. We are required to use a specialist third party service to verify the purchaser(s) identity. The cost of these checks is £60 (inc. VAT) per person. This is payable at the point an offer is accepted and our purchaser information forms completed, prior to issuing Memorandum of Sales to both sellers and buyers and their respective conveyancing solicitors. This is a legal requirement and the charge is non-refundable.*

## **Property Details**

*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. Buyers must rely on information passed between the solicitors with regard to items included in the sale. 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. All viewings are by appointment with the Agents. Roderick Thomas, London House, New Street, Somerton TA11 6NU*

## **P.S. A few extra comments**

*Mortgages – we can help.*

*Bridging loans – We can help.*

*Moving house is complicated and stressful when a sale and purchase needs to be tied together in terms of finance and timing.*

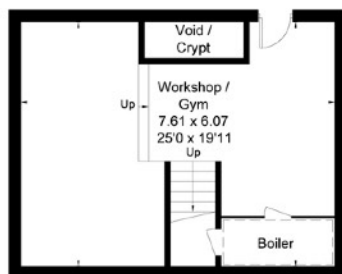
*Sometimes we can negotiate an agreement to suit both sellers and buyers.*

*Sometimes a bridging loan can solve problems and remove stress.*

*Call us for information on any of these points.*



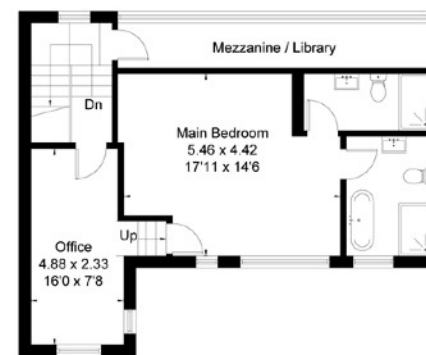
Approximate Floor Area = 278.7 sq m / 3000 sq ft



Lower Ground Floor



Ground Floor



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #100811

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