

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



AddRes



A fine Grade II listed Georgian house, standing prominently within this popular village, close to Castle Cary and Bruton.

Evercreech House exudes charm and has extensive accommodation including a galleried reception hall, sitting room, kitchen breakfast room, sitting room, dining room, utility, cloakroom, five double bedrooms, a study and four bath/shower rooms.

There is parking, a garage and a pretty, walled garden.

About the area

Evercreech is pleasantly situated in beautiful countryside away from but in easy reach of major roads. It's an increasingly popular village having a good range of amenities including a fine church, primary school, surgery, pub, store & post office and a number of other small businesses. In addition, it's a very friendly and very active community with a varied range of social, sporting and cultural organisations. For more information see www.evercreech.org.uk. The nearby towns of Bruton, Castle Cary, Street, Glastonbury, Wells and Shepton Mallet are all within a short drive and offer a wide range of facilities.

Bath, Bristol and Yeovil are in commuting distance and the A303 is a few miles south on the A37. Within 5 miles at Castle Cary is a main line station to London Paddington (100 minutes). There are many excellent state and independent schools nearby including Strode College, Crispin, St Dunstons, Wells Blue School, Wells Cathedral School, Millfield and the Bruton schools.





Accommodation

Evercreech House forms a major part of a large country house which was built in the 18th century by William Robard, Sheriff of Somerset. It is thought to have earlier origins too, and now stands with impressive elevations, typical of the Georgian Era. Such is its prominence, it was noted in renowned historian Sir Nikolaus Pevsner's 'The Buildings of England' where it describes "a striking design, with three canted bays, each with a simply treated venetian window."

Further noteworthy details can be enjoyed internally, where within the grand galleried reception hall, there is magnificent carved woodwork, columns, balustrades and a fireplace. These features are steeped in heritage, being designed and remodelled in the 19th century by Sir T. G. Jackson who was described as one of the most distinguished architects of his generation. In addition to this there are sash windows, high ornate ceilings, dado rails, cornicing, timber floorboards and sash windows with working shutters to name just a few period features.

The property is entered through the main front door from the parking area which leads into an entrance vestibule where there is room to take of and hang coats and a cloakroom leading off.

To the left hand side of the entrance there is the most impressive galleried reception hall which typifies Evercreech House's class and grandeur. Very few properties enjoy a hall of such impression.

The main living and reception rooms lie to the rear of the property, all enjoying lovely garden outlooks through tall sash windows. The kitchen breakfast room enjoys an excellent array of bespoke fitted units with a granite worktops and a two-oven gas Aga with an electric side hob. There are further integral appliances too, including a fridge, freezer and dishwasher. There is an island providing additional storage and work surfaces, and away from the units there is room for a breakfast table within the bay by the french doors that lead out to the garden.

Adjoining the kitchen there is an elegant dining room which also enjoys french doors to the garden, as well as having a beautiful feature fireplace with marble surround.





The utility room has a butlers sink, a 'sheila made' laundry airer, a store room and a most worthy of note is a corbel stone which is thought to have medieval origins.

The staircase rises to the first floor where there are four double bedrooms, three of which being exceptionally large with their own en-suite bath/shower rooms. A further set of stairs rises up to the second floor where there is a large office/study, a double bedroom, bathroom and several storerooms. This could easily be used as a nanny annexe with the office becoming a second sitting room.

Outside

At the rear of the property there is a beautifully maintained rear walled garden which is laid to lawn with stepping stones meandering through. There are deep borders with mature flowers and shrubbery including roses, ceanothus, a flowering currant and delightful spring bulbs. Lilac wisteria and ivy adorns the stone wall which also offers security and excellent privacy throughout the grounds.

There is a seating terrace immediately outside the kitchen breakfast and dining rooms which is perfect for al-fresco dining during the warmer months. Away from the house there is a rose and clematis covered arbour which leads to the end of the garden where there is a useful garden shed. There are mature trees offering shade too including a wonderful old Cedar and a blossoming cherry. Further useful items in the garden include a log and bin store, outside tap and power. In addition to access from the house, there is side access through a timber gate.

At the front of the property there is a neatly enclosed terrace with a wrought iron gate leading in which is made private by thick shrubbery and adorned by climbing roses. There is a single garage with an up and over door and parking.

Services

Mains gas, drainage, water and electricity.

Tenure: Freehold.

Council Tax Band: G



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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