



STAGS

The Mount

The Mount

Mount Hey, Somerton, TA11 7PG

Town Centre 0.2 Miles Street 6 Miles Yeovil 9 Miles

- Beautiful Period Home
- 8 Bedrooms
- Versatile Accommodation
- Character Features
- Elegant Living Spaces
- Set in 1 Acre of Grounds
- Generous Parking & Garage
- Edge-of-Town Position

Offers in excess of £1,250,000

THE PROPERTY

The phrase "hidden gem" is used frequently to describe magnificent and beautiful buildings found tucked away in private grounds but never has a property matched that description more accurately than The Mount. Originally constructed as a Georgian gentleman's residence and enlarged in the Victorian era this fantastic home bears many of the characteristics associated with these periods of architecture, now interspersed with modern comforts. Despite an impressive Blue Lias stone facade and endless period features, the property is not listed yet has been carefully maintained by the current owners with improvements carried out with great sympathy to the origins of the building, both inside and out, to create a wonderful family home which offers a sumptuous lifestyle with the best of town and country living on the doorstep.

Internally the hallmarks of the elegant Georgian and Victorian style of architecture are present around every turn with high ceilings and large windows in many rooms allowing natural light to flow freely into every corner and creating the sense of space and openness which is so highly desired by the busy modern family. Considerable attractions include the endless period features found throughout the property including sweeping wooden staircases, charming fireplaces and an impressive front door, which blend seamlessly with all the expected modern facilities whilst still providing the aura of glamour and elegance for which they were originally installed. More recent fittings, such as the farmhouse-style kitchen with its exposed floorboards and gas-fired AGA, have been thoughtfully chosen to complement the origins of the property and continue the feeling of grandeur, creating a marvellous home with a great sense of personality which is a true pleasure to be in.

The layout inside provides a highly versatile mix of formal and informal living spaces with wonderful accommodation throughout for all occasions; a handsome sitting room featuring a large bay window overlooking the rear garden is a beautiful and tranquil environment in which to unwind or host a casual gathering of friends, whilst the snug is an excellent space for relaxed family time and for children to play. The heart of this light and sunny home is undoubtedly the kitchen which lies open to a spacious dining room and therefore offers clearly defined cooking and eating areas whilst maintaining a sense of togetherness and sociability. Large sash windows from both areas have a charming outlook across the gardens and fields beyond as well as ensuring that there is an abundance of natural light. Supported by a sizeable cloakroom and a wide, welcoming entrance hall, the reception rooms work perfectly to accommodate many people making this a fantastic venue for visitors.



A delightful and elegant home with Georgian and Victorian origins set in over 1 acre of private grounds.





Arranged over the two upper floors, 8 double bedrooms provide ample sleeping space with a family bathroom on each floor and an en suite to the master bedroom, re-emphasising this property's suitability for use as a spacious family home. Domestically, the property is wonderfully appointed to cater to the needs of the modern day lifestyle with a useful laundry room adjacent to the kitchen and a large cellar comprising some 7 rooms at the lower ground floor level including a cloakroom with plumbing for a washing machine. As part of the cellar originally housed the kitchens for the property, these rooms enjoy fantastic flagstone floors and offer excellent storage, study or workshop space. With an independent door to outside and separate pedestrian access to the public road it is thought that this level lends itself to conversion into a basement flat to accommodate semi-dependent family members or teenagers if required. An alternative way in which this property could easily be adapted to suit a variety of needs, including multi-generation or extended family living, is by a division of the accommodation on the upper floors; as a result of its past as a home which would have employed residential staff there are two staircases at opposite ends of the house, allowing a degree of separation so two families can live as closely or independently as desired.

OUTSIDE

The grounds at The Mount are an undoubted delight. Ringed by mature shrubs and trees and heavily screened from the public road, the grounds enjoy a private aspect whilst still maintaining lovely countryside views from the rear of the property. Much of the gardens comprise a sweeping lawn with mature beds, some of which are believed to have been established for a number of decades particularly in the case of two ornamental Dahlia beds visible from the sitting room, dining room and kitchen windows, the legend of which is that the master of the house at the time looked down from an upper floor window and directed his man servant on where to dig to achieve the perfect shape. Countless fine seating areas can be found around the grounds, particularly a raised sun deck abutting the rear of the building which is the optimum place to enjoy the views.

Parking is extremely well provided for with a gravelled circular carriage driveway at the front of the property which is accessed from Mount Hey through double wooden gates. A double garage is positioned to one side of the driveway, offering further parking for 2 cars, from which a covered path leads to the side door of the house.

SITUATION

Mount Hey is situated within a conservation area overlooking farmland yet just a few moments' walk from the centre of Somerton; once the ancient capital of Wessex and the namesake of the county, now a popular market town exhibiting many beautiful, historic buildings and a variety of amenities. Within the centre of the town there is a selection of independent and national retailers and businesses as well as an active community with clubs, teams and societies to suit a wide range of interests. Further afield, Street, Taunton and Yeovil offer a choice of shopping experiences as well as larger supermarkets, leisure and dining options and health care facilities. The area is also home to many opportunities for fascinating days out including National Trust properties such as Stour Head, Lytes Cary, Montacute House and Barrington Court.

Transport links from Somerton are excellent with main roads, including the A37 and A303 trunk road, within easy reach yet set sufficiently away from the town to avoid noise pollution. Public transport options include bus services from Somerton to a variety of destinations and rail links at Castle Cary and Yeovil providing regular services to Bristol, Bath, Exeter and London (Paddington and Waterloo respectively).

Education is well catered for in the area; Huish Episcopi near Langport (approximately 15 minutes' drive) and The Blue School in Wells are highly reputed state secondary schools, and independent establishments nearby including Hazelgrove and Millfield at Street, each less than 15 minutes away, and Cathedral School in Wells, approximately 30 minutes distant.

SERVICES

Mains water, gas and drainage. Gas fired central heating (separate electric hot water for top floor).

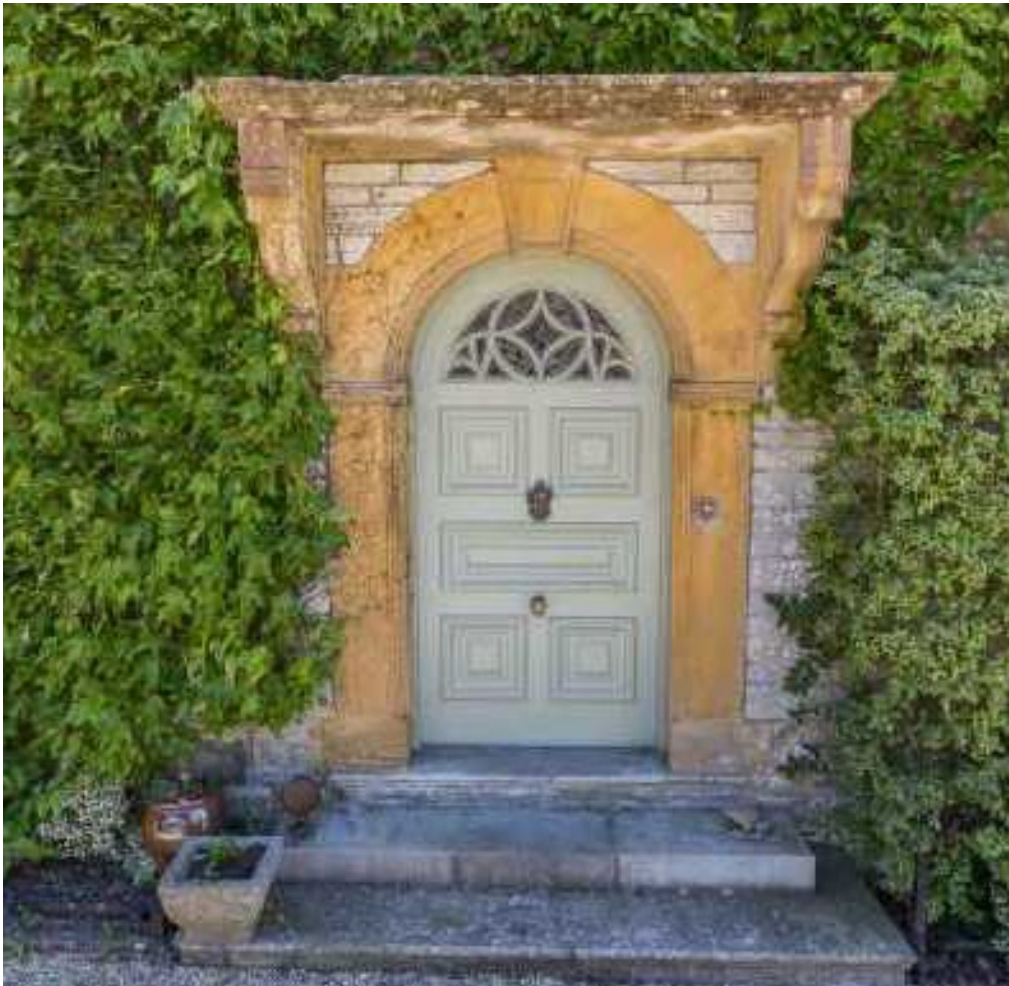
VIEWINGS

Strictly by appointment with the vendors' selling agents, Messrs. Stags, Yeovil Office, Telephone 01935 475000.

DIRECTIONS

From the A303 Podimore Roundabout take the A372 towards Langport and Somerton and turn right towards Somerton after approximately 1 mile. Take the second available left turn onto Somerton. At the end of this road turn right onto Pestors Lane, then right at the mini roundabout onto Parsonage Hill. The turning into Mount Hey can be found at the top of the hill on the left.





These particulars are a guide only and should not be relied upon for any purpose.



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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| 30-40% | A | | |
| 21-30% | B | | |
| 15-20% | C | | |
| 10-15% | D | | |
| 5-10% | E | | |
| 1-5% | F | 38 | |
| 0-1% | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |