



The Old Court
House

The Old Court House

50 St James Street, South Petherton, TA13 5BN

A303 0.5 Miles Crewkerne Station 7 Miles

- Grade II* Listed
- Characterful Features Throughout
- 6 Bedrooms, 3 Bathrooms
- 4 Reception Rooms
- Annexe Potential
- Private, Established Gardens
- Parking and Double Car Port
- No Forward Chain

Offers in excess of £575,000

THE PROPERTY

South Petherton is blessed with many beautiful buildings which, at various points in the village's history, have been of great importance to the local community, and there is no doubt that The Old Court House rates among the most fascinating and charmingly preserved of these highly appealing properties. Formerly the village Tithe Court, where taxes in the form of meat and agricultural produce were collected, the oldest part of the building is believed to date back to the 1450s with later additions carried out until the community use of the property ceased in the 1700s, where after it became a private home. Over the years since, the property has been sympathetically appointed with the usual modern conveniences with great care taken to preserve charming historic features and ensure that additions are very much in keeping with the atmosphere of rural grandeur experienced throughout. Having been under the same ownership for over 50 years, the property has been wonderfully cared for and thoughtfully adapted, but could now benefit from some updating works to ensure that the changing needs of the busy modern family can continue to be met.

Much of the ground floor is dedicated to four delightful reception rooms, each perfect for their respective uses in both formal and everyday situations. The ante room has an open, welcoming atmosphere making it an ideal space for entertaining friends as well as for family relaxation whilst the drawing room offers a slightly more secluded air for times when a sense of tranquility and a chance to unwind are required. Another wonderful entertaining space can be found in the dining room which is capable of accommodating a sizeable table, making this an excellent setting for special occasions and family dinners alike. The dining room is connected to the conservatory which, with a door to the rear, provides a sense of indoor/outdoor living and is the ultimate environment in which to enjoy a charming outlook across the garden at any time of year.

The proportions of the ground floor accommodation are mirrored upstairs where 5 double bedrooms can be found, arranged around a central landing. A slight split in the level of the landing, coupled with a bath- or shower room at either end, enables a sense of separation with bedrooms 1 and 2 set apart from the further 3 rooms, perfect for accommodating extended family or guests or for providing a distinction between adult and child - orientated areas. The 6th bedroom was converted from the former stables in 2014 and provides



A fascinating historic home offering spacious, versatile accommodation full of wonderful period features.





ground floor sleeping accommodation with an en suite wet room. Connected to the rest of the property via the utility room, and benefitting from an independent door to the garden, this room is ideally set up to provide step-free living if required or could also be used as an independent annexe. The domestic side of life is well catered for in the utility room, where a tiled floor and Belfast sink make entering the property with wet or muddy shoes and dogs less stressful. The property further benefits from a spacious kitchen/breakfast room with an oil fired Aga, spaces for the usual appliances and room for a central breakfast table. This is supported by a shelved larder with space and power for a tall fridge/freezer, and there is also a cloakroom on the ground floor.

Overtones and echoes of the past can be found at every turn with many fascinating features preserved from the property's time as a Tithe Court. Wonderful flooring is exhibited in many rooms throughout, particularly in the entrance hall where, having once been used to store the meat presented as tribute, a beautiful Hamstone floor can still be found. Moving through the property, the floor changes to wooden parquet in the Ante room, a blue stone floor beneath the carpet in the dining room and elm floorboards upstairs, continuing the characterful theme. A particularly fine feature is the wooden panelling throughout the anteroom and drawing room, some of which cleverly conceals shelved cupboards, and delightful fireplaces with working woodburners can be found in both rooms. Many of the rooms, particularly at the front of the house, have sash windows with shutters which ensuring that the rooms are filled with natural light and high ceilings can be found throughout, providing the sense of great space and air which is highly valued in a historic home.

OUTSIDE

The Old Coach House enjoys attractive, mature gardens with a charming walled courtyard framing the stone frontage of the house to the front and a wonderful lawn with established borders and trees to the rear. With a neighbouring bungalow thoughtfully built so as to avoid overlooking, the rear garden benefits from a private aspect and therefore offers a highly desirable outdoor lifestyle with multiple opportunities for relaxing, entertaining or dining alfresco, or for those with green fingers to tend the exciting array of flora already in place and carry out further landscaping if desired. Additional garden space may be available to purchase by separate negotiation.

Parking is well provided in a shared, gravelled courtyard where there is a double carport and additional off-road parking for a number of vehicles allocated to The Old Court House.

SITUATION

The property is located near the heart of the popular village of South Petherton which benefits from a broad variety of day-to-day amenities as well as an active and friendly community. Amenities within the village include a community hospital, doctor's surgery and 2 pharmacies, Post Office, library and mini supermarket as well as a pub/restaurant, 2 cafes and a variety of other local shops including a butcher, baker, greengrocer and delicatessen. The commercial centres of Yeovil and Taunton are both within easy reach, offering a wide variety of shopping and leisure facilities including cinemas, restaurants, cafes and bars

Road links are good, with the A303 trunk road within easy reach and the nearest motorway junction at Taunton (J25 of the M5). Mainline train stations in Yeovil and Crewkerne offer regular rail services to London (Waterloo) and Exeter. There is also a bus stop within the village from which you can take a coach to London.

SERVICES

Mains water, drainage and electricity. Oil fired central heating.

VIEWINGS

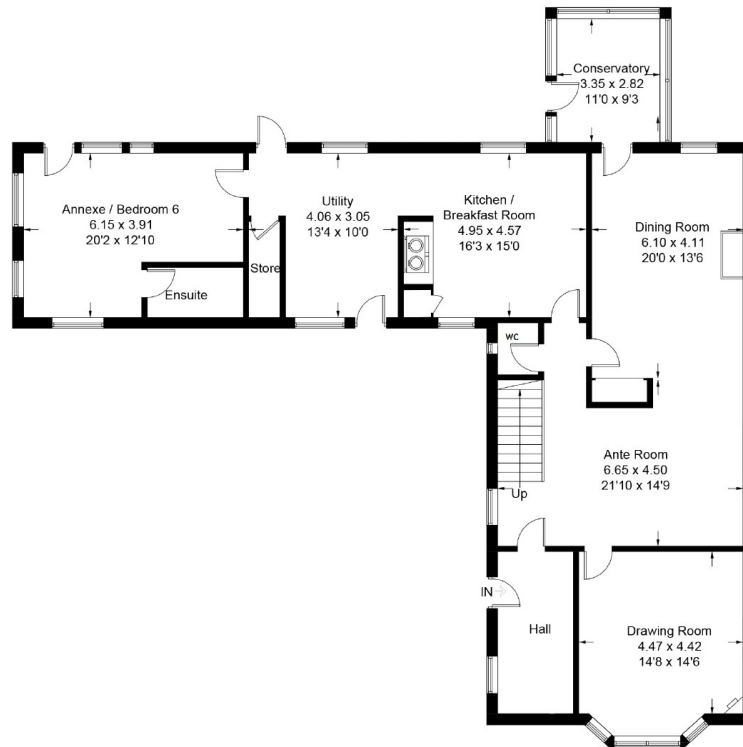
Strictly by appointment with the vendors' selling agents, Messrs. Stags, Yeovil Office, telephone 01935 475000.

DIRECTIONS

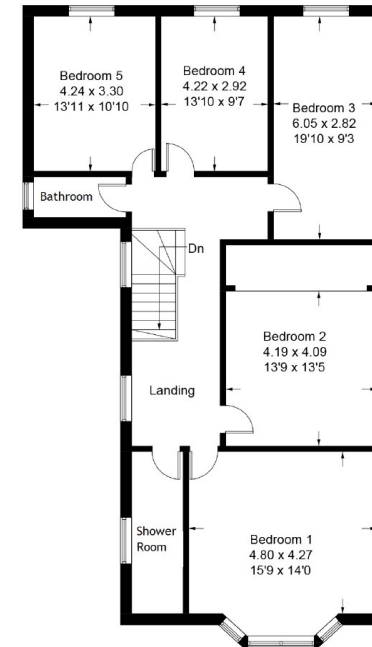
From Yeovil take the A303 towards Yeovil and at the Hayes end roundabout take the fourth exit towards South Petherton. Continue straight ahead at the first mini-roundabout and at the second turn left towards the village centre. Proceed through the village centre and turn right by the church. The entrance to the driveway can be found immediately on the right.



Approximate Gross Internal Area = 294.3 sq m / 3168 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID373113)

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



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