

ST JAMES'S HOUSE



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Exceptional Grade II listed Georgian townhouse which has been recently upgraded to the highest possible standard, in the heart of this very popular village

Crewkerne 6 miles • Yeovil 9 miles (Waterloo 2¼ hours) • Taunton/M5 (Jct 25) 16 miles.
(Distances and time approximate)

Accommodation and Amenities

Entrance hall • Dining room • Kitchen/breakfast room • Drawing room • Library • Garden sitting room
Conservatory • TV room/Snug • Lobby

Utility room • Store room • Cloakroom • Large cellar

First floor: Bedroom 2 with ensuite bathroom • Large landing and Snug/TV area • Bedroom 3 with ensuite shower room
2 further large double bedrooms • Family bathroom

Second floor: Huge master bedroom suite with adjoining bathroom • Dressing room • Study • Loft

Delightful garden with pond, paved and decked terraces, lawned areas, kitchen garden with greenhouse and summerhouse
Barn/annexe (ideal for conversion)

Garage (beneath kitchen) • Store • Log store • Further parking • Yard



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Situation

- ◆ South Petherton is a vibrant and unique village with a range of local services including an Arts Centre/venue (The David Hall), bank, post office, library, baker, butcher, green grocer, 2 delicatessens (one with a stylish café attached), small Co-Op (open until 10pm every night), 2 hairdressers, excellent public house with restaurant, small hospital and Doctors' surgery
- ◆ More extensive shopping, business and recreational facilities are found in Crewkerne and Yeovil with a new Waitrose in Crewkerne approximately 6 miles away
- ◆ The county town of Taunton is easily accessible
- ◆ Nearby access onto the A303 to the south west or linking with the M3 to London
- ◆ Mainline railway stations in Crewkerne and Yeovil with a regular service to London (Waterloo) in about 2¼ hours
- ◆ Golf at Long Sutton, Yeovil and Sherborne
- ◆ National Hunt racing at Wincanton and Taunton
- ◆ Flat racing at Bath and Salisbury
- ◆ Excellent schools in the area including Millfield, Hazlegrove and Perrott Hill as well as South Petherton Infants and Junior Schools
- ◆ In 2011 The Daily Telegraph voted South Petherton the second best place in the country to bring up children

The property

- ◆ St James's House is Grade II listed
 - ◆ Originally a timber framed farmhouse until 1790 when it was extensively remodelled into a Georgian townhouse with hamstone front and rear wing rebuilt in red brick. In 1844 the property was added to, including the east room with a leaded light window and extensively refurbished with several attractive Regency details
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- ◆ Highly attractive façades from the front and the rear, mainly red brick and stone with Roman tiles and brick chimney stacks
 - ◆ The house over the past 8 years has undergone an extensive refurbishment programme to include complete rewiring, all new plumbing, new boiler, new 'megaflo' pressurised hot water cylinders, complete new roof (insulated to above Building Regs standard), chimneys rebuilt/repainted, new chimney pots, extensive double glazing and new joinery and secondary glazing to original front sash windows,

- all new bathrooms, all new hard and soft floor coverings except the blue lias flagstones in the library which are original, new fully double-glazed link between the front and rear wings, installation of 4 eco-friendly wood burning stoves
- ◆ Wonderful bespoke kitchen with solid oak flooring, central Corian island incorporating Neff microwave oven, Neff warming drawer and twin sinks, large number of fitted floor and wall units, two Neff dishwashers, further twin stainless steel sink, two further Neff ovens and gas/ induction hob with stainless steel extractor over
- ◆ Large dining room with beautiful cornice and an attractive Regency archway with French doors opening onto the delightful garden, stone fireplace and Clearview wood burning stove
- ◆ Sitting room with tall sash window and wooden shutters, stone fireplace and Clearview wood burning stove
- ◆ Many of the rooms are well proportioned with high ceilings and features that make houses from the Georgian era so popular
- ◆ Study area/library with large flagstone floor and exposed wooden beams
- ◆ Garden sitting room with eco-friendly wood burning stove, high ceiling, very attractive hexagonal bespoke roof light. This room is on 2 levels with stone flooring on the lower level
- ◆ Snug/TV room with high ceiling and sash window overlooking the garden, huge original stone fireplace which is an attractive central feature of the room





- ◆ Utility room with space for two washing machines and tumble dryer, twin ceramic sink and drainer and stainless steel mixer tap, further storage room beyond, door leading out to the garden
- ◆ Large landing with a wonderful TV/Snug area
- ◆ All the principal bedrooms are on the first and second floor with the master bedroom suite on the second floor
- ◆ All the bedrooms and bathrooms have been refurbished to the highest possible standard
- ◆ Master bedroom suite is a fabulous room with exposed beams and conservation roof-windows and a fantastic adjoining bathroom with separate power shower.

Adjoining this bedroom is a study area/dressing room and a further walk-in wardrobe

Gardens and grounds

- ◆ The garden is truly magnificent and has been extensively landscaped on several different levels to include a garage under the kitchen and parking for several vehicles
- ◆ The garden in many ways is an integral part of the house and can be used whenever weather permits for entertaining
- ◆ There is a paved terrace to one end and a green oak pergola adjacent to a large slate lined pond with hardwood bridge

leading over to a raised decked area ideal for al-fresco dining and with a fabulous view of the church

- ◆ Stone steps lead down to a delightful lower garden area with well stocked herbaceous borders, lawned areas and a large parking area
- ◆ From most places in the garden there are amazing views of the octagonal Church tower which is lit at night
- ◆ At the bottom of the garden is a superb vegetable garden with summerhouse and greenhouse
- ◆ To the side of the house is a small courtyard area with electric gates onto St James's Street

Further Potential

- ◆ The house has further potential in the form of existing listed building consent to re-model the store room on the ground floor into a garden room with wide glazed doors and a part glazed roof to open onto its own terrace and secondly to replace the single glazed arched window in bedroom 5 with a double glazed Georgian style sash window (if desired)
- ◆ There is a barn at the bottom of the garden with vehicular access which could be converted (subject to the necessary planning/listed building approval) into secondary accommodation/annexe, a swim spa, a studio/office space, garaging, or perhaps a garden room



Approximate Gross Internal Floor Area
 House: 496.8 sq.m (5346 sq.ft.)
 (including loft and where headroom is less than 1.5m)
 Cellar: 27.5 sq.m (296 sq.ft.)
 Garage & Store: 29.3 sq.m (315 sq.ft.)
 Barn: 43.5 sq.m (469 sq.ft.)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Services

Mains water, electricity and drainage.
Gas-fired central heating. Programmable
electric heating. Eco friendly wood
burning stoves.

Council Tax Band: G

Fixtures and fittings

All curtains, lighting and garden
ornaments are excluded from the sale but
could be made available by separate
negotiation.

Local authority

South Somerset District Council.
Telephone: 01935 462462

Postcode

TA13 5BW





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Viewings

Viewings are strictly by prior appointment with the sole agents.

Directions

From the A303 leave at the South Petherton roundabout proceed to the second mini roundabout turn left, follow the road into the village passing the car park on the right and St James's House will be found opposite the 'One World' gift shop.

The EPC is attached to these particulars. If it has become detached or is lost, please contact us for a further copy.

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