



£595,000

At a glance...



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COUNCIL TAX

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**holland
& odam**

Ivydene
Langport Road
Somerton
TA11 6RT

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From The Market Place in Somerton on foot or by vehicle, follow West Street keeping right at the fork. At the mini roundabout turn right onto Pound Pool and Ivydene is located on your left hand side.

Alternatively, follow Broad Street and at the mini roundabout, turn left onto Behind Berry. Follow the road around the left hand bend onto Pound Pool and the property can be found on your right hand side.

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Somerton is a picturesque, rural town in the heart of Somerset. There is a good level of amenities within this beautiful Market town including many local independent shops, art galleries, antique shops, cafes and several public houses enjoying attractive beer gardens and restaurants. Somerton also offers a library, doctor and dentist surgeries, opticians, TSB bank, churches and schools, all within the town itself. Further amenities can be found on the outskirts of Somerton within Bancombe Business Park including garages, recycling centre and Edgar Hall which holds a number of events for the locals to enjoy. Additional amenities can be found in Yeovil (south) and Street (north) where the highly regarded Millfield School is located. For the 'festival goers' Glastonbury and Pilton are also within close proximity. Somerton is well positioned for travel, with easy access to the A303/ M5 and a well connected bus service. Mainline railway stations are located in Castle Cary, Yeovil and Taunton with direct links to Waterloo and Paddington.

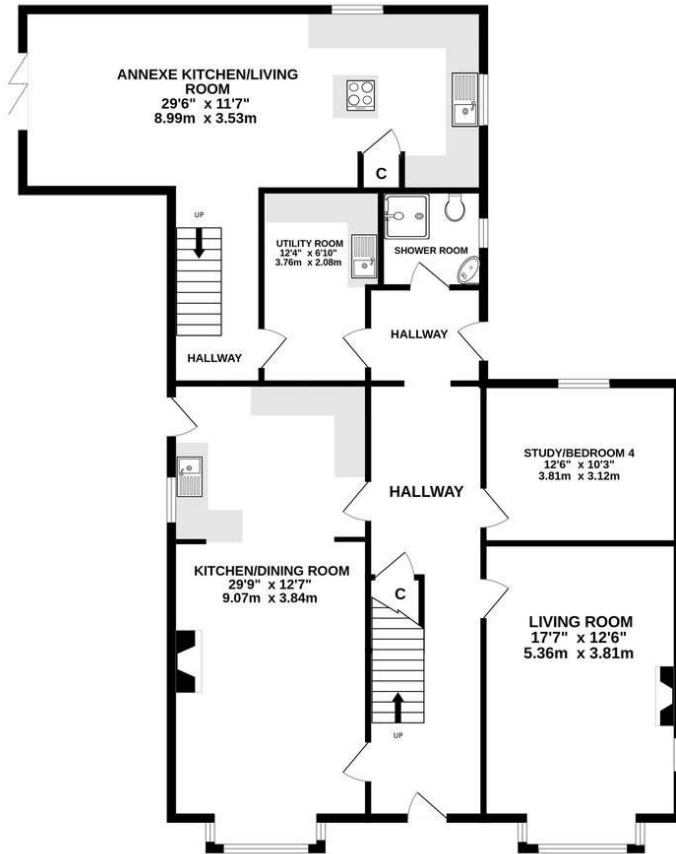
Insight

This impressive detached property presents unique and versatile accommodation with the addition of a well equipped self-contained one bedroom annexe. The main house provides modern open plan living with a kitchen diner, living room, study/bedroom, downstairs shower room and a convenient utility room. Upstairs there are three generous double bedrooms and a large bathroom. The attached annexe consists of an open plan living/kitchen diner and stairs rising to a double bedroom with en suite shower room, providing the ideal space for extended family members, guests, or the possibility of generating an additional income through rental opportunities. There is a good size private garden to rear with a large patio and lawn and ample driveway parking with attached car port.

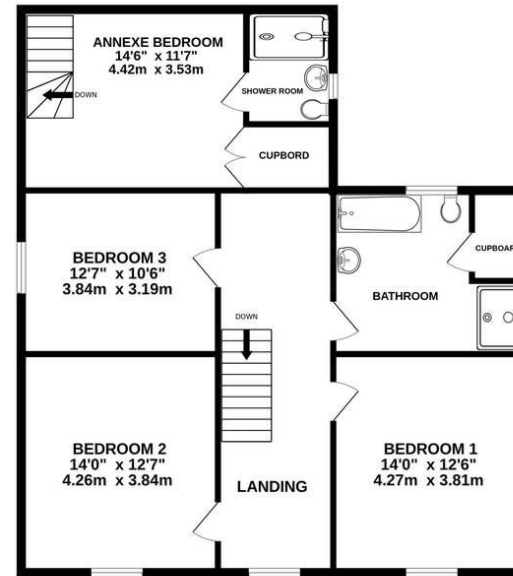
- The current owners have thoughtfully removed an internal wall on the ground floor to effortlessly combine the kitchen, dining area and living room with its open-plan layout
- The kitchen area benefits from underfloor heating and equipped with built-in double oven and induction hob, Belfast sink, oak worktops with breakfast bar and space for American style fridge-freezer
- A rear hallway gives access to a generous study or alternatively a fifth bedroom with the benefit of access to a ground floor shower room, located next to a convenient utility room
- The first floor boasts a spacious and natural lit landing, three well proportioned double bedrooms and a larger than average bathroom with separate shower cubicle
- The annexe can be accessed internally from the main house via the utility room or first floor landing, however self-contained with its own entrance via Bi-fold doors to the rear garden. With vaulted ceilings and flooded with natural light, the ground floor is open plan combining the kitchen with the dining and living space and stairs rising to a mezzanine double bedroom with en suite
- The property is enclosed by a natural stone wall to the front with the lawn wrapping around the property, opening out onto the parking area and car port. The rear garden is fully enclosed and provides a large patio with hot tub and large garden storage shed and a lawn area with children's climbing frame and swing set



GROUND FLOOR
1507 sq.ft. (140.0 sq.m.) approx.



1ST FLOOR
1026 sq.ft. (95.3 sq.m.) approx.



TOTAL FLOOR AREA : 2533 sq.ft. (235.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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