Chapel Court House

STAGS

Chapel Court House

Seavington, Ilminster, Somerset, TA19 0QN

A303 2.5 miles. Ilminster and South Petherton 3.2 miles.

A beautifully appointed four bedroom former Wesleyan Chapel converted to provide well proportioned four bedroom accommodation and set within attractive gardens and grounds with ample parking, garaging, workshop, studio/home office and summerhouse. EPC Band F

- Sought After Village
- Two Reception Rooms
- Four Bedrooms, One En Suite and Family Bathroom
- Ample Off Road Parking and Garage
- Freehold
- Surrounded by Open fields
- Kitchen, Utility and Cloakroom
- Attractive Gardens
- Additional Outbuildings
- Council Tax Band F

Guide Price £625,000

SITUATION

Chapel Court House is situated in a wonderful location surrounded by open fields. It lies within the village of Seavington St Mary, a rural village with an excellent community served by the Milleninium Hall, playing fields and play park. It is also home to the village store and cafe. A church and public house can be found in the adjoining village of Seavington St Michael. For day-to-day needs both Ilminster and South Petherton are within 3.2 miles where an excellent range of shopping, recreational and scholastic facilities can be found. The market town of Crewkerne is winthin 5.5 miles where there can also be found a mainline railway station with trains to London and Exeter.

DESCRIPTION

Chapel Court House is a former Wesleyan Chapel built in 1885 of local hamstone. The property is not listed or in a conservation area. Although there are still many original features including stone mullion windows, some with stained glass, cruck beams and window seats, the accommodation has a contemporary feel. It benefits from a spacious kitchen, two delightful reception rooms with maple herringbone flooring and some ecclesiastical windows on the ground floor, together with utility room and cloakroom. On the first floor there are four bedrooms, one with an en suite shower room, together with a family bathroom.

Outside the property sits within delightful gardens with off road parking, timber garage with additional parking for a campervan/caravan, along with a most useful former garage now used as a workshop with adjoining office /studio. The gardens have been beautifully landscaped and include various seating areas, kitchen garden, chicken run and more formal gardens with a summerhouse.

ACCOMMODATION

Glazed door leads to the hallway with tiled flooring, timber panelling to two walls, door to kitchen with opening through to the dining room with maple parquet flooring, mullion window to front and glazed french doors to the rear, moulded cornice, stairs to first floor with cupboard under, picture lights and two internal leaded windows. The adjoining sitting room is spacious and enjoys views from two aspects including two stone mullion windows to the front and all with louvre shutters, attractive moulded cornice, maple flooring and bottled gas living flame gas stove with overmantle, all set on a stone hearth, four picture lights and adjoining vestibule with window to front and a delightful stained glass mullion window.

The kitchen enjoys views from three aspects and with louvre shutters to the front. The kitchen is well fitted and incudes a belfast sink with mixer taps over, granite worktops with a range of floor and wall mounted cupboards and drawers, recessed Belling range cooker with double oven, grill and storage drawer, together with a ceramic hob and all set within a tiled surround with overmantle. Integrated dishwasher and American style fridge freezer. Window seat, tiled flooring which continues into the adjoining utility room, with stainless steel sink with mixer taps over, set within a worktop with cupboards and drawers under. Grant oil fired boiler, airing cupboard housing the pressurised hot water cylinder and water softener. Space and plumbing for washing machine and door to the rear hall with coathooks, door to rear and adjoining cloakroom with low level WC, vanity unit and tiled floor.

The landing is light and airy with a large Velux window and the top section of a mullion window. Trap access to the roof void and useful linen cupboard and wardrobe with radiator. Bedroom two with three Velux windows, exposed beams and sloping ceiling, a range of fitted bedroom furniture, pictrue light and trap access to a second roof void. Bathroom comprising bath with shower over, corner wash hand basin low level WC and Velux roof light. Bedroom three with Velux roof light and top secion of a mullion window, exposed cruck beam and built in cupboard. Bedroom four, a single room with Velux roof light, cruck beam and built in wardrobe with storage over. This is currently being used as a home office. Bedroom one which is most spacious with Velux roof light and top section of a mullion window, together with a beautiful stained glass mullion window to the gable end, fitted wardrobes and door to the en suite shower room with large walk-in shower, vanity unit, low level WC, fully tiled floor and walls, heated towel rail and Velux roof light.

OUTSIDE

To the side of the property is a gravelled parking area for two vehichles together with wrought iron pedestrian gate to side. The rear garden is partly walled together with raised beds stocked with various shrubs, bushes and trees, along with espalier apple trees. Useful tool shed connected with power and light, central lawn and a covered patio area beyond which are various shrubs, bushes and trees, together with a circular patio, external light and cold water tap. Concealed oil tank, three raised vegetable beds and an octagonal greenhouse with vine. Detached former garage constructed from hamstone beneath a slate roof and now providing a useful workshop connected with power and light, together with a studio/home office with power, light and wireless network connection to the broadband router. To the side of the former garage is a single gate leading to a utility area. Garden tool shed, lean to shelter ideal for recycling, compost area and water butts. From here, the gardens continue onto a wild flower area and adjoining chicken run. At the far end of the garden is a detached timber garage with concrete floor, approached through double timber doors and personal door to side. There is a second gated driveway providing additional parking for larger vehicles ie. caravan/motot home etc. There is also a most delightful private garden which has been beautifully landscaped and is bounded by well clipped Hornbeam hedges with a large shaped lawn, well stocked flower and shrub borders, along with a fine selection of trees and a small orchard with two apple trees, plum and pear tree, along with a summerhouse.

SERVICES

Mains water, electricity and drainage are connected. Oil fired central heating.
Mobile Coverage : EE, Three, O2 and Vodafone (Ofcom - some services may be limited)
Broadband : Standard, Superfast and Ultrafast (Ofcom)
Flood Risk Status : Very low risk (Environment agency)

VIEWINGS

Strictly by appointment through the vendors selling agent. Stags, Yeovil office, telephone 01935 475000.

DIRECTIONS

What3words///scooped.width.minority

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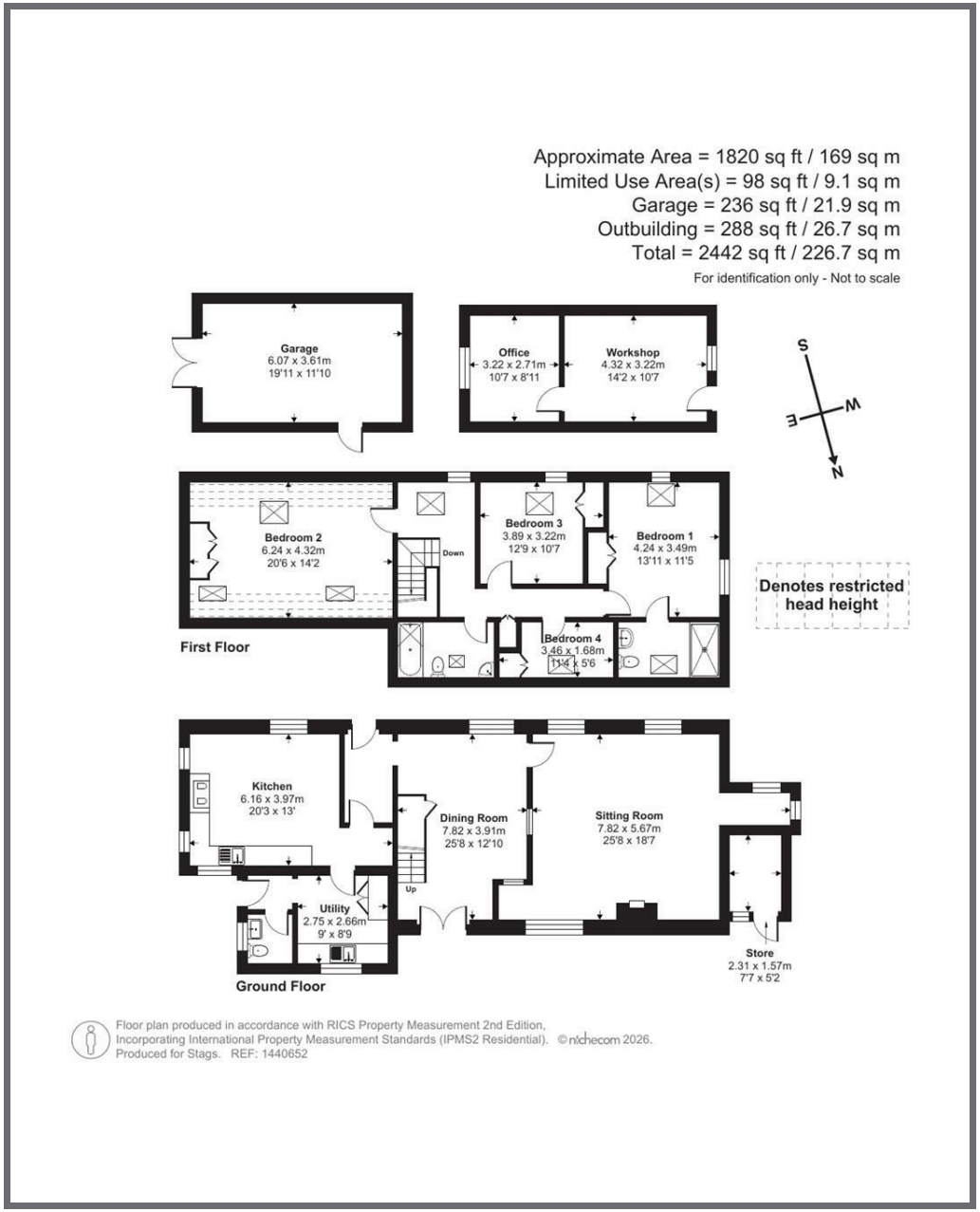

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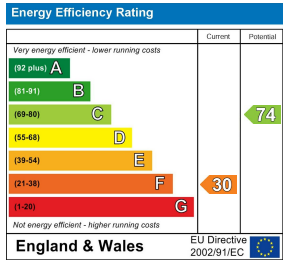

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