The Old Coach House
Kingsdon, Somerset



Strutt & Parker

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2,703 sq ft (251 sq m) | Freehold
Open-plan living area and kitchen | Larder | Utility | Study/bedroom with en suite | Principal bedroom with en suite and balcony | Three further bedrooms, one en suite | Family bathroom | Cloakroom
Outbuilding | Double garage with mezzanine level | Fenced gardens
Walled courtyard | Approximately 1.2 acres

Guide price £975,000

An impressive country house offering beautifully presented and versatile accommodation, occupying an idyllic setting in the heart of a sought-after Somerset village

The Old Coach House is a striking period style residence, built in 2009 and thoughtfully converted and extended to create versatile accommodation arranged over two floors. Constructed in traditional local blue lias stone beneath a clay-tiled roof, the property blends historic character with contemporary family living. Features, including vaulted ceilings, flagstone flooring and elegant arched glazing sit alongside stylish, elegant interiors. Set within approximately 1.2 acres of attractive grounds, the property enjoys a picturesque village setting, with excellent transport links and local amenities close at hand.

The property

The accommodation flows from a welcoming reception hall, leading to a light-filled dining area with floor-to-ceiling windows and French doors that open onto the garden. On the opposite side of the hallway is a study/bedroom with garden access and an en suite shower room. The heart of the home is an expansive open-plan kitchen and sitting room, creating an impressive and social space. Full-width sliding doors open directly onto a terrace, seamlessly connecting to the outside and flooding the room with natural light. The bespoke kitchen includes a large island, granite worktops, a range cooker and a feature arched window framing idyllic views towards the village church. A spacious seating area centres around a wood-burning stove, creating an inviting space. A generous, fitted utility room and larder provide excellent practical spaces, with access to a courtyard garden. A double bedroom with en suite facilities lies just off the utility area, offering flexibility to create a self-contained annexe for guests or multi-generational living. A small former passage to the cellar lies beneath the utility room with feature windows on the ground level. A cloakroom completes the ground floor.

The first floor comprises three beautifully appointed bedrooms including the spacious principal suite. This vaulted bedroom includes an en suite bathroom, built-in storage and access to a private balcony with glass balustrades, enjoying panoramic views across the gardens towards the church and surrounding countryside. The two further bedrooms also benefit from built-in storage and are served by a family bathroom.

The property is approached via a sweeping gravel driveway providing ample parking and access to a double garage with useful mezzanine storage. The beautifully maintained grounds extend to approximately 1.2 acres and include rolling lawns, a productive vegetable garden, established fruit trees, a storage shed and a charming walled courtyard, providing an excellent setting for outdoor dining and entertaining. Mature specimen trees provide privacy and seclusion, while a substantial detached barn offers excellent workshop/storage space.

Location

The Old Coach House enjoys a peaceful position within the idyllic village of Kingsdon, surrounded by the rolling countryside of South Somerset. The village has a thriving community and hosts a popular annual festival as well as a variety of clubs including table tennis, cricket, knitting and croquet. The village has a 13th century church, which the property lies adjacent to, a well-regarded public house, a community shop, village hall and allotments. There is also a regular bus route through the village. The nearby market town of Somerton provides a useful range of everyday amenities, including independent shops, cafés, restaurants, pubs and local services, while Langport, Street, Wells and Yeovil offer a broader selection of shopping, leisure and recreational facilities. The area is particularly well regarded for its choice of independent schools, including Hazlegrove Preparatory School, King's Bruton, Millfield and Sherborne School.

The A303 provides excellent road connections across the region and Castle Cary station offers direct services to London Paddington in 1 hour 40 minutes while Yeovil Junction station also provides services towards London Waterloo. Bristol and Exeter airports are also within convenient reach.
Postcode region: TA11

General

Local Authority: South Somerset Council
Services: Mains electricty, water and drainage. LPG gas.
Council Tax: Band F
EPC Rating: D
Mobile and Broadband checker: Information can be found here
https://checker.ofcom.org.uk/en-gb/





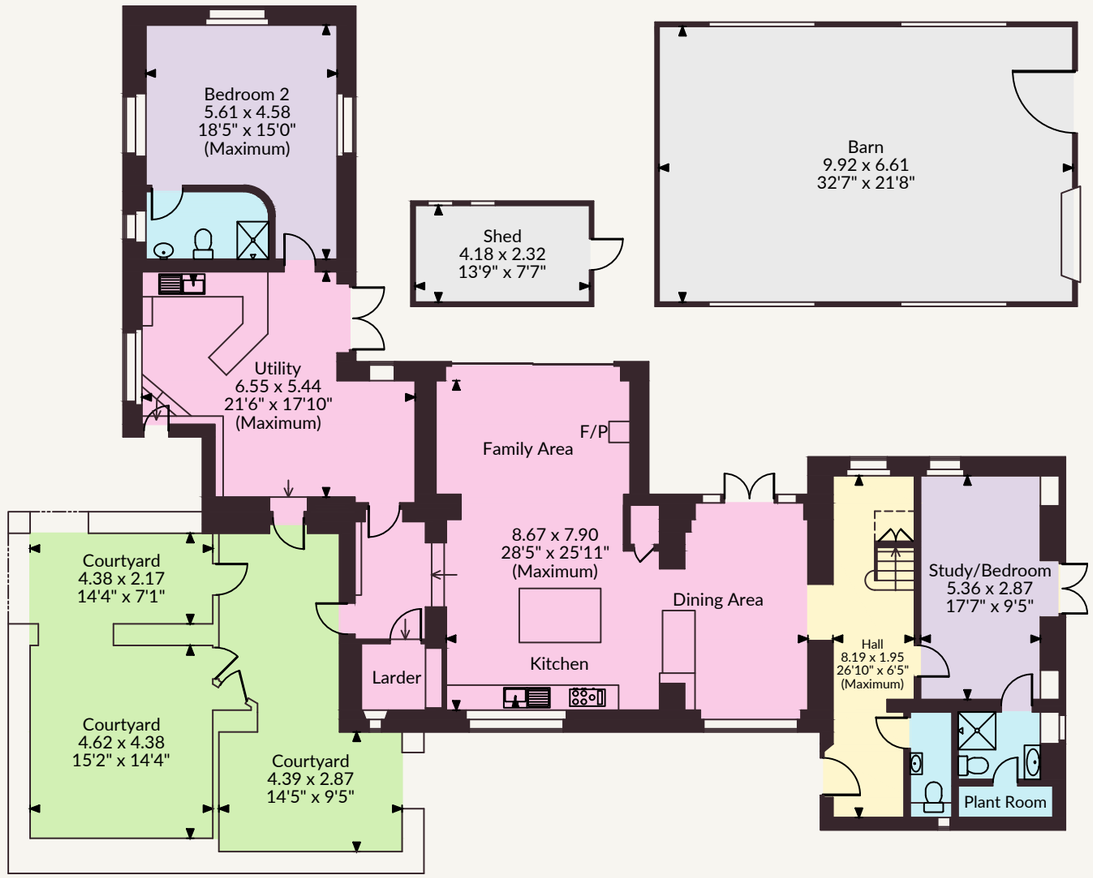




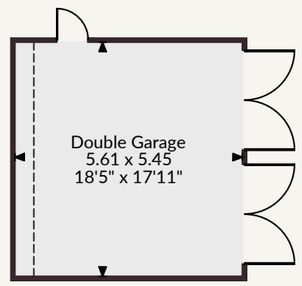




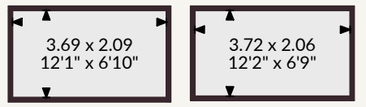
The Old Coach House, Top Street, Kingsdon, Somerset
Main House internal area 2,703 sq ft (251 sq m)
Garage Building internal area 467 sq ft (43 sq m)
Barn & Shed internal area 810 sq ft (75 sq m)
Balcony external area = 89 sq ft (8 sq m)
Total internal area 3,980 sq ft (370 sq m)



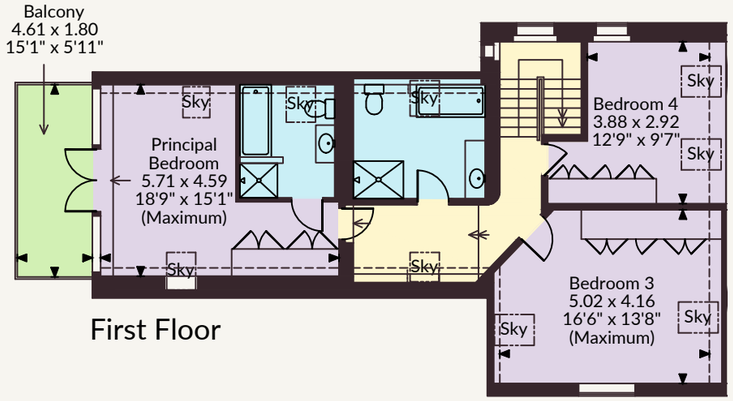
Ground Floor



Ground Floor



First Floor
(Mezzanine In Garage)



First Floor

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⊏⊐⊏⊐ Denotes restricted head height
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