



Littleton House
Littleton, Somerton, TA11 6NP

George James PROPERTIES

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Guide Price - £649,950

Tenure – Freehold

Local Authority – South Somerset District Council

Summary

Littleton House is a substantial and attractive principal village property offering outstanding accommodation including impressive drawing room, sitting room, library, dining room and large family room. To the first floor there are five bedrooms and two bathrooms. The accommodation is laid out in such a way that creating a one or two bedroom self contained annexe or property would be possible. This handsome 18th century Grade II listed property retains some interesting period features including ornate decorative cornicing to the principal rooms, stunning carved timber panelling and cornicing in the library and large 6 and 9 pane sash windows to the front elevation. Constructed of local cut and squared blue lias stone under a welsh slate pitched roof with stepped coped gables, guests are welcomed by a ham stone columned storm porch to the heavy timber entrance door. A sweeping drive leads to a detached stone garage/outbuilding with lawned gardens to the front and large south facing enclosed terrace to the rear. The property also includes a wooded area to the east taking the total plot to approximately 3/4 acre.

Services

Mains water and electricity are connected, private drainage. Oil fired central heating to radiators.

Situation and Amenities

Littleton is located approximately one mile north of Somerton. Somerton was the ancient Capital of Wessex in the 8th century and a former market town. It then later became the County town of Somerset in the 13th/14th Century. There is a good level of amenities including shops, bank, library, doctor and dentist surgeries, there are also several public houses, restaurants, churches and primary schools within the town. A more comprehensive range of amenities can be found in the County town of Taunton to the west or Yeovil to the south. The mainline railway stations are located in Castle Cary, Yeovil and Taunton. The property is also well served by the A303 linking both central London and the South West, the M5 can be joined at junction 23.



Entrance Hall

With stairs leading to the first floor.

Drawing Room 18' 6" x 16' 5" (5.63m x 5.00m)

With sash window to the front and fireplace with marble surround and hearth.



Sitting Room 15' 9" x 13' 1" (4.80m x 4.00m)

With large sash window to the front and fireplace with marble surround and hearth.

Kitchen 17' 7" x 12' 0" (5.35m x 3.67m)

With two windows to the rear. Range of built in base and wall units, fitted dishwasher, double oven, four ring electric hob and extractor. Double bowl sink unit with mixer tap.



Inner Hall

With stairs to the first floor, built in larder cupboard, door to WC with low level WC and wash hand basin.

Dining Room 16' 1" x 10' 4" (4.90m x 3.16m)

With window to the front and French doors to the rear.

Rear Hall

With flagstone floor, door to conservatory and door to the cellar.

Cellar 11' 10" x 7' 7" (3.61m x 2.30m)

Conservatory 24' 3" x 10' 7" (7.40m x 3.23m)

With door to the side and French doors to the rear. Flagstone floor and ceiling blinds.

Library 18' 8" x 11' 5" (5.69m x 3.47m)

With window to the rear, wall panelling and carved decorative cornicing and panels. Open fireplace.

Family Room 20' 3" x 16' 5" (6.18m x 5.00m)

With windows to the front and side.

Kitchenette 7' 2" x 5' 5" (2.19m x 1.66m)

With window to side and sink unit.



Bathroom

With low level WC and panelled bath. Door with stairs giving access to the first floor.

Boot Room/Store

From the family room a door leads to a rear hall/boot room with oil fired boiler providing hot water and central heating. Door to a store room with stone shelving.

Landing

A split landing with atrium window.

Bedroom 1 23' 0" x 12' 6" (7.00m x 3.81m)

With two sash windows to the front and walk in wardrobe.



Bedroom 2 16' 7" x 15' 10" (5.06m x 4.83m)

With sash window to the front.

Bedroom 3 15' 0" x 11' 9" (4.56m x 3.57m)

With window to the rear and built in wardrobe.

Bedroom 4 16' 7" x 14' 7" (5.06m x 4.45m)

With window to the side. Access to this room either from bedroom 3 or from the back staircase.

Bedroom 5 14' 2" x 10' 4" (4.31m x 3.16m)

With windows to the rear and side. Built in wardrobes and sink unit.

Bathroom 1 11' 5" x 8' 10" (3.48m x 2.69m)

With window to the rear, panelled bath, wash hand basin, corner shower cubicle and low level WC.

Bathroom 2 9' 9" x 8' 8" (2.97m x 2.65m)

With window to the rear, low level WC, panelled bath and wash hand basin.

Rear Landing and Laundry

With built in cupboards with space and plumbing for washing machine and tumble dryer.

Attic area 21' 1" x 12' 10" (6.43m x 3.92m)

Stairs from landing. Window to side and door to:-

Attic 18' 1" x 12' 11" (5.52m x 3.94m)

With work surfaces and sink unit. Agents note:- the attic areas are not being offered as living space as they would not meet with current building regulations.

Outside

The property is approached via a vehicular gated entrance and sweeping drive to the parking area. There are lawned gardens to the front with natural stone boundary wall. Gates lead to a separate wooded area to the East. To the rear of the property there is a gated enclosed south facing patio area with raised flower and shrub beds and timber garden shed.

Stone Garaging/Outbuilding 24' 0" x 21' 2" (7.32m x 6.44m)

With two timber vehicular doors, power and light.

Workroom/Office 14' 3" x 9' 11" (4.34m x 3.03m)

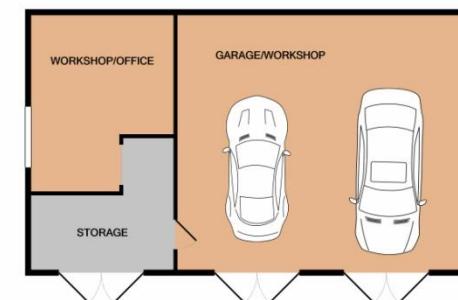
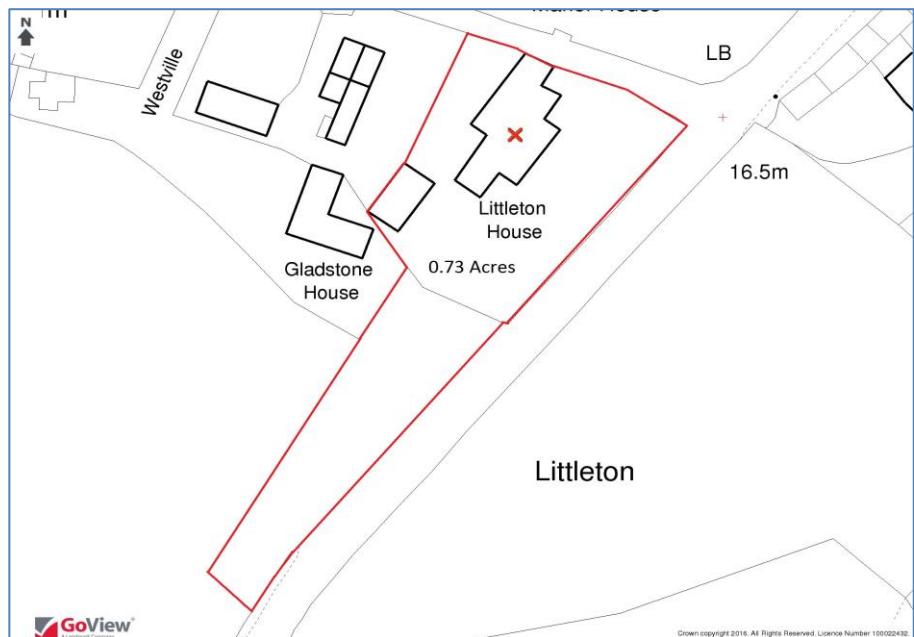
With window to the side, this room would suit as a home office/gym or studio.







TOTAL APPROX. FLOOR AREA 4,638 SQ.FT. (430.9 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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TOTAL APPROX. FLOOR AREA 766 SQ.FT. (71.2 SQ.M.)
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