



Ringers Well
Station Path, Somerton, TA11 7PX

George James PROPERTIES
EST. 2014

Ringers Well

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Guide Price - £699,950

Tenure – Freehold

Local Authority – South Somerset District Council

Summary

Ringers Well is a substantial period house dating we believe from the turn of the last century. The property occupies an extremely unique position being situated on a no through lane within walking distance to the town centre and local countryside. It has a large private garden of approximately a third of an acre that stretches to the South with various lawned gardens leading to a wooded area along Mill stream with open countryside beyond. There are four bedrooms and two bathrooms within the main house with three reception rooms, and an open plan kitchen/living area. Vehicular access leads to a large enclosed courtyard to the rear with a two bedroom cottage offering additional accommodation, annex or holiday let. There is scope to extend the cottage or possibly create a second cottage by converting the workshop and offices subject to the usual planning permission and building regulations. The detached garage block comprises two large garages, an adjoining store, workshop and car port.

Services

Mains gas, electricity and drainage are all connected with gas fired central heating to radiators. Council tax band G.

Amenities

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 are good levels of amenities including some local, independent shops which you might like to explore throughout the town with quaint cafes where you can spend a day relaxing and enjoying lovely food within the beautiful old charm of a Market town. Somerton also offers a bank, library, doctor and dentist surgery; there are also several public houses, restaurants, churches and primary schools within the town. The Old Town Hall now houses the ACEArts Gallery and craft shop who present a varied, stimulating programme of exhibitions and related events throughout the year. 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 central London and the South West; the M5 can be joined at junction 23. Somerton sits approximately 40m/131ft above sea level.



Entrance hall

Entrance door leads to a hall with round leaded stained glass window to front. Stairs leading to first floor. Victorian style tiled floor with radiator and understairs storage cupboard and cloaks cupboard.

Kitchen 16' 8" x 7' 7" (5.08m x 2.31m)

With large opening to the dining room, two windows to rear and newly fitted kitchen comprising range of base and wall mounted kitchen units with peninsular unit. Single drainer one and a half bowl stainless steel sink unit with mixer tap. Built in dishwasher, fridge freezer and range cooker with extractor hood over.

Dining Room 17' 3" x 12' 12" (5.26m x 3.96m)

This double aspect room has a large bay window to front, window to side and a double radiator. Fireplace housing a gas fire with wall light points and picture rail. Large opening to the kitchen.

Sitting Room 16' 0" x 15' 9" (4.88m x 4.8m)

Bay window to the front with a double radiator and picture rail, wall light points and a fireplace housing a gas fire.

WC

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

Breakfast Room/Utility Room 16' 3" x 10' 9" (4.95m x 3.28m) narrowing to 2.42m

With window to side. Base units with solid granite sink unit with mixer tap. Fireplace housing gas fired boiler providing domestic hot water and central heating, access to utility/store room.

Landing

Windows to front and rear.

WC

Low level WC with window to rear.

Bathroom

Window to rear with pedestal wash hand basin and bidet. Panelled bath with shower attachment. Built in airing cupboard with hot water cylinder and slatted shelving. Range of built in cupboards with heated towel rail.

Bedroom One 16' 11" x 12' 11" (5.16m x 3.94m)

Windows to front and side with single radiator, picture rail and wall light points door leading to;

En-suite Shower Room

Window to rear with low level WC and bidet. Large corner shower cubicle with pedestal wash hand basin and fully tiled walls.

Bedroom Two 14' 12" x 10' 9" (4.57m x 3.27m)



Narrowing to 2.51m. Windows to side and rear with radiator. Built in mirror fronted cupboards with picture rail and wall light points.

Bedroom Three 16' 11" x 7' 10" (5.16m x 2.39m)
Window to side with radiator and picture rail.

Bedroom Four/Study 16' 11" x 7' 8" (5.16m x 2.34m)
Window to front with radiator and picture rail.

Utility/Store Room 15' 2" x 3' 10" (4.62m x 1.17m)
Opening to:

Further Store Room 9' 9" x 15' 2" (2.96m x 4.63m)
Narrowing to 2.13m x 4.63m. Small internal access leads to the breakfast room.

Cottage

Door leading to;

Sitting Room 15' 2" x 14' 9" (4.62m x 4.5m)
Two windows to the front. Stairs leading to the first floor.

Landing

Built in cupboard.

WC

Window to front. Low level WC, wash hand basin and single radiator.

Shower Room

Window to rear with wash hand basin, shower cubicle and single radiator.

Bedroom One 12' 0" x 11' 5" (3.66m x 3.48m)
Velux window to front with double radiator.

Bedroom Two 15' 3" x 10' 5" (4.65m x 3.18m)
Velux window to front with double radiator.

Workshop 16' 3" x 14' 10" (4.95m x 4.52m)

Power, light, telephone and workbenches. Door leads to inner hall with stairs leading to the first floor office.

Office 15' 6" x 13' 5" (4.72m x 4.1m)

Window to side with velux windows to front and double radiator.
Power, light and telephone.

Garages

The garages are constructed of stone, concrete, block and wood with power and lighting incorporating a workshop area to the rear.

Outside

From Station Path, vehicular access leads to an enclosed courtyard area giving access to the outbuildings, offices and cottage etc. To the front of the property there is a lawned garden with pedestrian access to the front door. A path and gate gives access to the rear garden where there is a potting shed, summer house and raised lawned area with balustrade overlooking the garden. There is an enclosed vegetable garden and steps leading down to a terrace with flower and shrub beds and lawned gardens which lead to a wooded area and Mill Stream. The gardens are extremely private and tranquil.





GROUND FLOOR

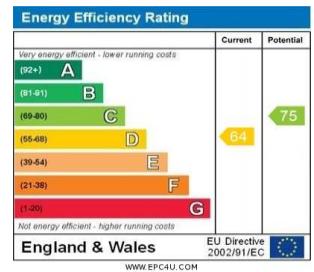


1ST FLOOR



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.

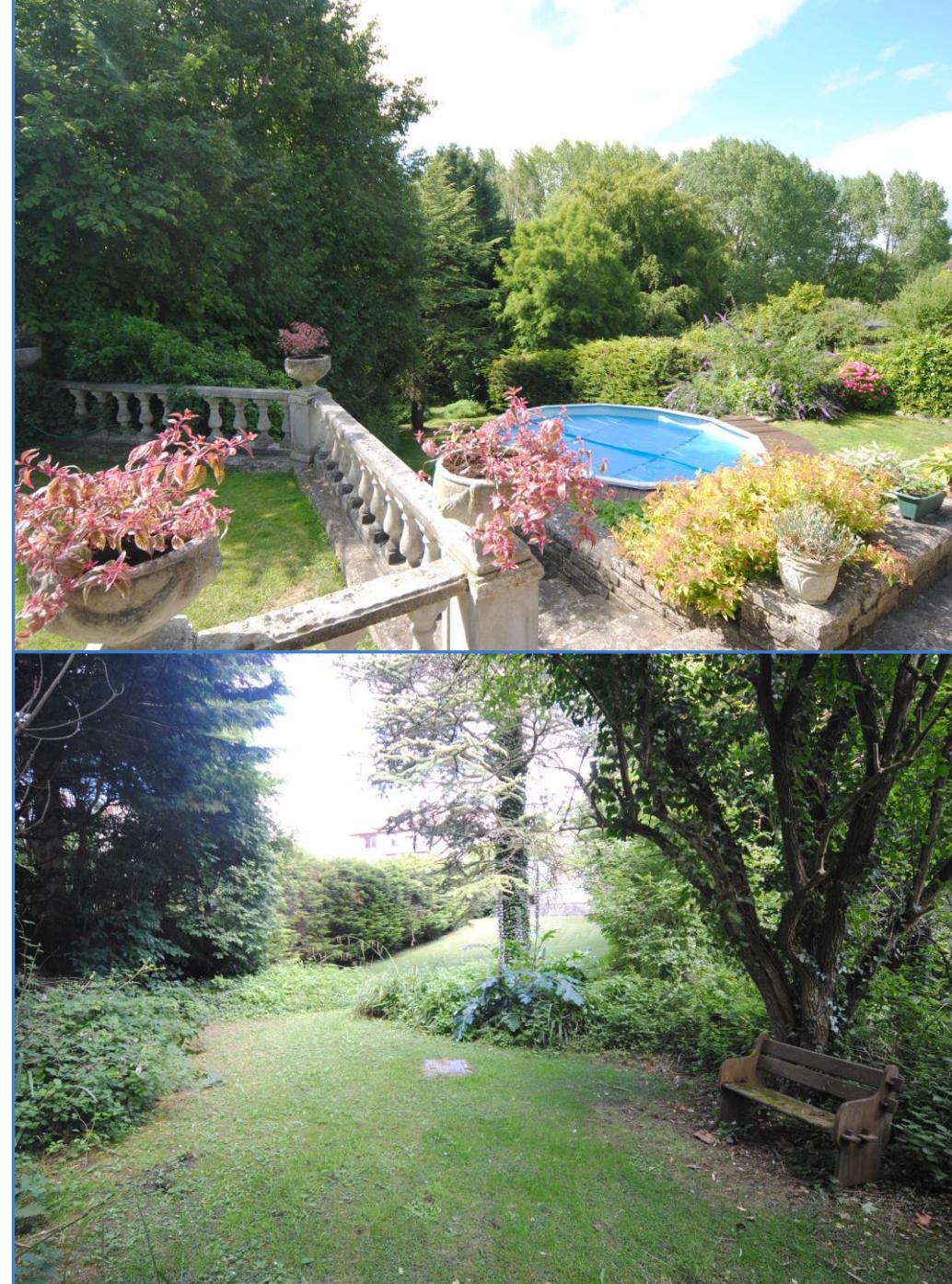
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1 Brandon House, West Street, Somerton, TA11 7PS

Tel: 01458 274153

email: somerton@georgejames.properties
www.georgejames.properties



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