



**STAGS**

21 The Borough

# 21 The Borough

Montacute, TA15 6XB

A303 2 Miles Yeovil 4 Miles

- Grade II Listed
- Delightful Character Features
- Renovated to a High Quality
- 3 Reception Rooms
- 4 Bedrooms
- Garden Room/Studio and Workshop
- Enclosed Rear Garden
- Enviably Village Centre Position

**Offers in excess of £695,000**

## THE PROPERTY

21 The Borough is a Grade II Listed Georgian home located at the heart of historic Montacute. The property has been sensitively restored retaining much of the original character but also incorporating some modern features, making this a very attractive and comfortable home. The entrance door provides access to a wide hall with a flagstone floor. Three reception rooms can be reached from here, arranged as a dining room, a farmhouse style breakfast room and a sitting room in which an impressive Inglenook fireplace, wooden floor and window seat will be found. The kitchen, connected to the breakfast room via an open doorway and glassless stone mullion window, is fitted with attractive contemporary units and appliances including a range-style cooker and integrated dishwasher. Bi-folding doors to the garden ensure that this room is filled with light. From the kitchen a door leads to the utility with housing for the boiler and plumbing for a washing machine and tumble dryer. There is also a ground floor cloakroom.

From the rear hall, a staircase rises to a first floor landing with a vaulted ceiling and an arched window to the rear. The master bedroom enjoys countryside views and benefits from built-in wardrobes and an en suite shower room. Three further bedrooms can also be found on the first floor, two of which are of generous double proportions with built-in storage. The family bathroom is well appointed with a stylish suite including a free standing bath tub, a wooden floor and a sash window to the rear.

Detached from the main house, the garden room and workshop building offers great scope for a variety of uses. With double doors on two sides, a mezzanine storage area above the workshop and a working wood burner, the garden room is a delightful space which is ideal for use as an



A beautifully presented Georgian home with charming historical features, located at the heart of a popular village





all-weather place to enjoy the garden, but could be adapted to provide ancillary accommodation or an office for those working from home. The workshop is thoughtfully equipped with power, light and a butler's sink.

### OUTSIDE

The garden has been attractively landscaped to create a walled oasis which enjoys a private, sunny aspect. A level lawn, box hedging and well-stocked flower beds, among which are many wonderful places to sit and relax, are connected by gravel and flagstone paths. Another feature within the garden is a stone privy in the far corner of the plot. This building is Grade II Listed in its own right, as it is thought to be one of only a handful of such structures remaining intact in the county.

The property benefits from direct access to the rear through a side gate. Double wooden doors lead beneath a stone arch, which open into a gravelled courtyard where there is the potential to park one small car. There is also a gate at the back of the garden giving access to a right of way across a neighbouring property to Middle Street. Parking is available in The Borough, and we understand that the vendor regularly parks at the front of the property, adjacent to the side gate.

### SITUATION

The property is located within a Conservation Area. This highly sought after village boasts a range of amenities including the National Trust-owned Montacute House, two churches, a village hall, two pubs, a shop/post office and a petrol station/shop. Walks can be enjoyed with many miles of footpath to be found in the surrounding countryside, including Ham Hill Country Park.

Transport links from Montacute are excellent with the A303 trunk road just 2 miles distant. Train stations in Yeovil offer regular rail services to a variety of destinations including London (Waterloo) and Exeter from Yeovil Junction, and Bristol and Bath from Yeovil Penn Mill.

Education is well catered for in the area with a variety of state and independent schools nearby. There is a primary school within the village, and the local secondary school (Stanchester Academy) can be found in the neighbouring village of Stoke Sub Hamdon. Further afield, Perrott Hill, Hazelgrove, Sherborne Schools and Millfield at Street are all within easy reach.

### SERVICES

Mains water, electricity, drainage and gas. Gas fired central heating.

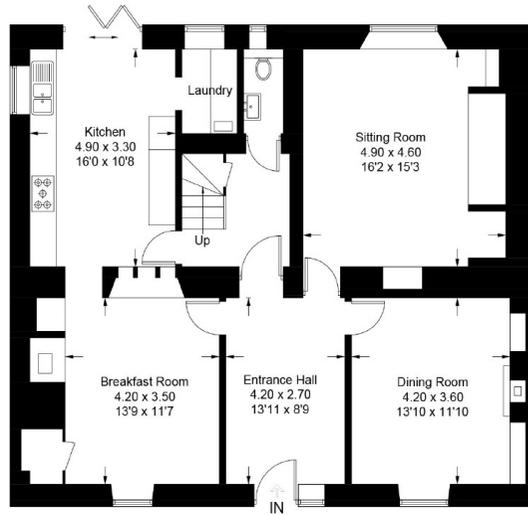
### VIEWINGS

Strictly by appointment with the vendor's selling agents, Messrs. Stags, Yeovil Office, Telephone 01935 475000.

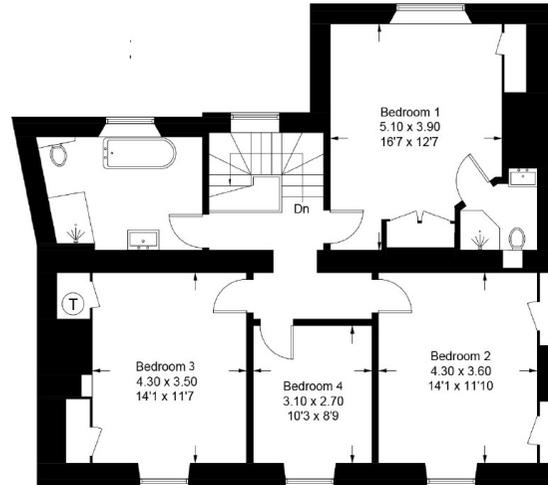
### DIRECTIONS

From Yeovil take the A3088 towards Exeter and, before reaching Cartgate roundabout, turn left towards Montacute and Stoke Sub Hamdon. At the end of the road turn left and proceed through Montacute. The property is the corner house in the terrace of The Borough which faces The Phelps Arms Public House.

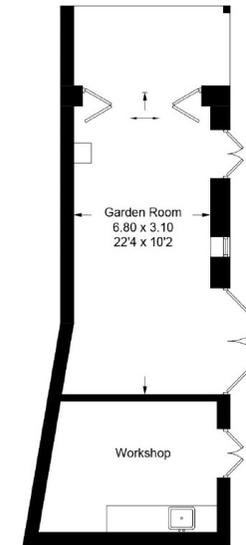
Approximate Gross Internal Area = 203.7 sq m / 2192 sq ft  
Barn = 33.6 sq m / 362 sq ft  
Total = 237.3 sq m / 2554 sq ft



**Ground Floor**



**First Floor**



**Outbuilding**

(Not Shown In Actual  
Location / Orientation)

Illustration for identification purposes only, measurements are approximate,  
not to scale. FloorplansUsketch.com © 2017 (ID389389)

These particulars are a guide only and should not be relied upon for any purpose.



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