



£425,000

At a glance...



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COUNCIL
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**holland
& odam**

3 Manor Barns
Kingsdon
Somerton
Somerset
TA11 7LG

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From the Market Place in Somerton, turn left onto Broad Street, at the mini roundabout, turn right onto Horse Mill Lane and at the T junction, turn right onto B3151. Follow Lodge Hill and turn left onto Kingsdon Hill. Continue along this road and follow Top Street, turning left onto School Road. Follow the road down the hill and turn right onto Manor Road. 3 Manor Barns is located on your right hand side, overlooking the village green.

Services

Mains electricity, water and drainage are connected. Oil central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Kingsdon is a small historic village nestled in the undulating hills of South Somerset, with far reaching views to the east and south. The village lies half-way between the Roman settlement of Ilchester and the market town of Somerton and retains its old-world charm. There is no through traffic and a wealth of historic cottages and elegant houses of individual character line the quiet streets. Many of the old (and some of the new) houses have been built using blue lias stone quarried from within the village. Kingsdon offers an array of amenities including a community run shop, located in the former school dwelling, 13th Century church, family run thatched pub Kingsdon Inn, village hall and allotments, children's playground and plenty of public footpaths enjoyed by keen hikers and dog owners. The village is home to a variety of clubs and societies and holds an annual summer festival for villagers and locals to enjoy on the green. Kingsdon is neighbour to National Trust owned 'Lytes Cary Manor' and well positioned for travel, being close to the A303 and M5 with a well linked bus service and mainline railway stations are located in Castle Cary, Yeovil and Taunton with direct links to Waterloo and Paddington.

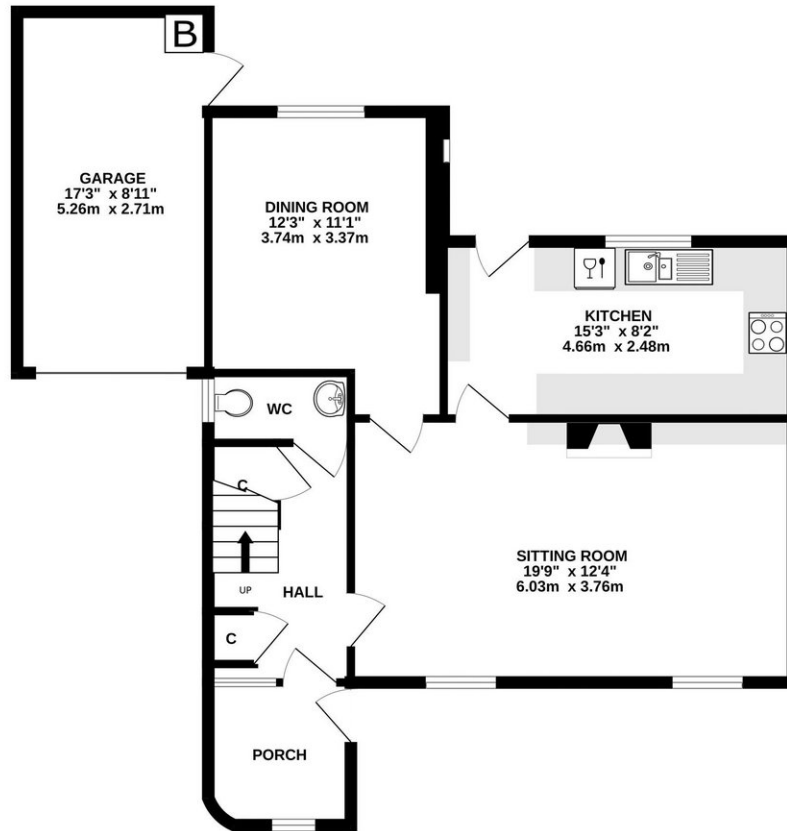
Insight

A charming barn conversion nestled in the heart of Kingsdon, a picturesque traditional village with amenities, near Somerton. Boasting far reaching views, spacious accommodation and offering an exciting opportunity to adapt this home, if required. With lots of potential and situated in such a desirable spot, this property will appeal to a wide range of buyers. Providing a convenient porch, entrance hall with WC, a bright living room with open fireplace, separate dining room, kitchen, two ample bedrooms with built in wardrobes, en-suite shower room servicing the primary bedroom and a bathroom. The grounds of this property will not disappoint, with a large cottage style garden to the front enjoying far reaching views to the east and a private and quaint courtyard to the rear, perfect for alfresco dining and enclosed by natural stone walls giving it character and charm.

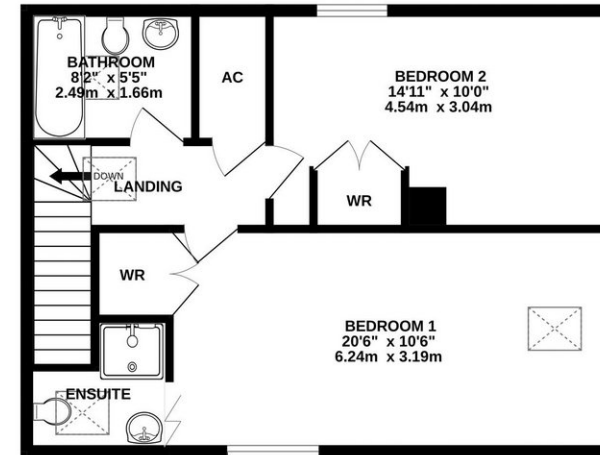
- This traditional village barn conversion was converted circa 1995 and boasts local Blue Lias natural stone elevations, wooden frame windows under a slate tiled roof
- Well presented and maintained throughout, this property still offers the opportunity to update throughout and adapt its spacious floorplan
- Situated in the heart of Kingsdon, overlooking the village green and walking distance to the village shop, church, pub and village hall
- No onward chain, oil fired central heating with the addition of an open fire and double glazing throughout
- Corner plot boasting a large front garden and private courtyard to the rear and both enclosed with Blue Lias walling
- Gated driveway providing ample parking and single garage with electric door and pedestrian door to the rear



GROUND FLOOR
817 sq.ft. (75.9 sq.m.) approx.



1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 1381 sq.ft. (128.3 sq.m.) approx.

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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title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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