



STAGS

The Tudor House

The Tudor House

Church Street, Shepton Beauchamp, Ilminster,

Ilminster 4 Miles Crewkerne 6 miles

- Grade II Listed
- Detached Historic Home
- Beautiful Character Features
- 3 Reception Rooms
- 4 Bedrooms, 2 Bathrooms
- Detached 1 Bedroom Guest Cottage
- Front and Rear Gardens
- Wonderful Village Position

Guide price £750,000

THE PROPERTY

Shepton Beauchamp is home to many appealing, characterful homes yet it can be argued that The Tudor House is among the most charming and historically significant properties in the village. Believed to date as far back as the 16th century with later extensions, this property was originally in the ownership of the church and became a young person's institute and reading room following the opening of the village pub in the late 1800s until it was sold into private ownership following the First World War. The rooms inside are arranged in a "long-house" style layout with unexpectedly high ceilings throughout and a wealth of period features dovetailed with modern-day facilities, creating a sense of being transported back to a simpler time without compromising on the comforts and convenience of a modern lifestyle. Lovely views of the church can be enjoyed, and the property further benefits from a self-contained guest cottage to the rear which, having been converted from a historic barn to an exacting standard, offers a multitude of possibilities for generating an income stream from bed and breakfast or holiday lets, for housing dependent relatives or teenagers, or for allowing guests a degree of privacy.

Entering the property through the front door, it is immediately apparent that this is no ordinary home. The heavy wooden door opens into a panelled entrance hall from which a flagstone floor is continued through much of the ground floor. The kitchen is the true heart of this home; bespoke wooden units and a black four oven Aga perfectly complement the flagstones and, with space for a central dining table as well as a wide opening to the garden room, there is an air of great sociability and togetherness here. The garden room itself is a relaxing environment which, with double doors opening directly to the garden, is a tranquil space in which to unwind at any time of year and enjoy a seamless transition of indoor/outdoor living when weather allows. Across the hallway, the more formal reception rooms can be found, including an imposing dining room which, with a logburner housed in an impressive fireplace, is a delightful place for entertaining, special occasions and day-to-day family meals alike. In turn this leads to a fabulous sitting room which also enjoys a logburner set within another beautiful fireplace, making this a charming and comfortable room for day-to-day enjoyment, as well as for casual entertaining. For those requiring a cloister in which to work, read or play, the secluded study is an ideal place to "get away from it all" without straying too far from the action; this room adjoins the sitting room and can be used in conjunction or separated as desired. A further asset on the ground floor is a utility/boot room which benefits from plumbing for laundry facilities, a WC and access to the rear garden.

At one point during its lifetime, The Tudor House was a terrace of three cottages, which was then converted to a pair of semi-detached houses before becoming the single, detached dwelling found here today. A relic of its past configurations, the property still benefits from two staircases;



A beautiful historic home with many period features and a detached guest cottage located at the heart of a popular village.





one at each end of the house, thus allowing the four bedrooms on the first floor to be organised into "wings" if desired. The southern staircase leads to a landing from which the master and second bedrooms can be accessed. The master bedroom is a particularly fine room which spans the full depth of the property and benefits from windows to two aspects and an en suite shower room. Exposed floorboards, a stone mullion window and a fireplace give this room a luxurious, characterful atmosphere which is continued into bedroom 2. From here a beautiful original door connects to bedroom 4 which could also lend itself to use as a dressing room if desired. This in turn leads to the northern landing where bedroom 3 and the family bathroom can be found; the staircase from this landing descends to the kitchen, ensuring that these rooms can be accessed independently if a connection via bedroom 4 is not required and making this an ideal set-up to ensure privacy for guests or a degree of separation between child and adult bedrooms.

GUEST COTTAGE

Nestled to the rear of the property and set within the charming walled garden, the guest cottage was converted from a barn by a previous owner, with high quality fixtures and fittings and exacting workmanship throughout, creating luxury accommodation suitable for a variety of purposes. The guest cottage can be reached independently of the house, through a side gate to the garden, and with accommodation comprising an open-plan living area with a thoughtfully appointed kitchenette, a ground-floor wet room and a generous double bedroom on the first floor, this is an ideal set up for dependent relatives or grown-up children living at home, or for generating an income stream via holiday letting or bed and breakfast.

OUTSIDE

Typically for properties of this style, The Tudor House is separated from the village road by an area of garden to the front which, with mature shrubs and an established hedge, provides an added degree of privacy to ground floor rooms to the front and perfectly frames the imposing stone elevations of the house. The rear garden is surrounded by a stone wall and is therefore not only fully enclosed but also delightfully secluded from neighbouring properties. Immediately adjoining the rear of the property is a paved sun terrace, offering perfect setting for al fresco dining, relaxing or entertaining. From here steps rise to a beautifully landscaped lawn with a mature apple tree intersected by a pathway and bordered by ornamental flower, rose and box beds. At the end of the garden there is a workshop with power and light, a wood store and several raised beds for fruit and vegetable growing.

SITUATION

The Tudor House can be found in a Conservation Area in the heart of Shepton Beauchamp which rates highly among South Somerset's most appealing and desirable villages. Within the village there is an active and friendly community, with a broad range of events and clubs to suit various interests, and a healthy range of amenities including church, village hall, primary school, village shop/post office, pub, restaurant and hairdressers. The towns of Ilminster and Crewkerne are both within each, each offering a selection of shopping, leisure and health care facilities, including a Waitrose superstore in Crewkerne.

Transport links from the village are good with the A303 trunk road accessible within 4 miles and the nearest junction with the M5 at Taunton (J25). A mainline train station in Crewkerne offers regular services to London (Waterloo) and Exeter.

Education is well catered for in the area with a variety of state and independent schools nearby including Shepton Beauchamp Primary School (a short walk from the property), Hazelgrove, Perrott Hill and Millfield at Street.

SERVICES

Mains water, electricity and drainage. Oil fired central heating. Separate heating system for annexe (underfloor at ground floor level).

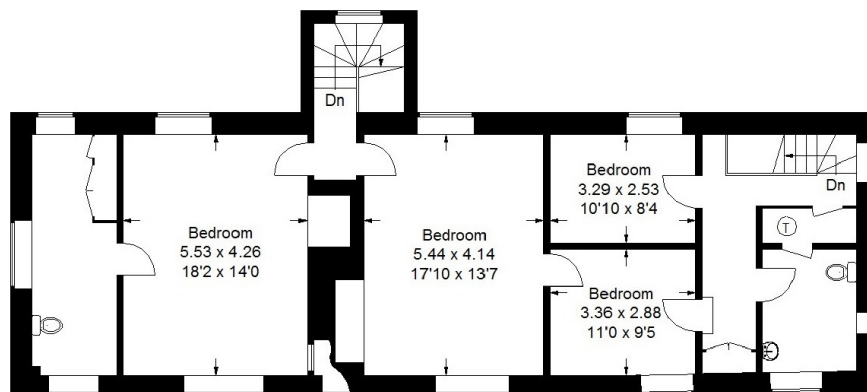
VIEWINGS

Strictly by appointment with the vendors' selling agents, Messrs. Stags, Yeovil Office, telephone 01935 475000.

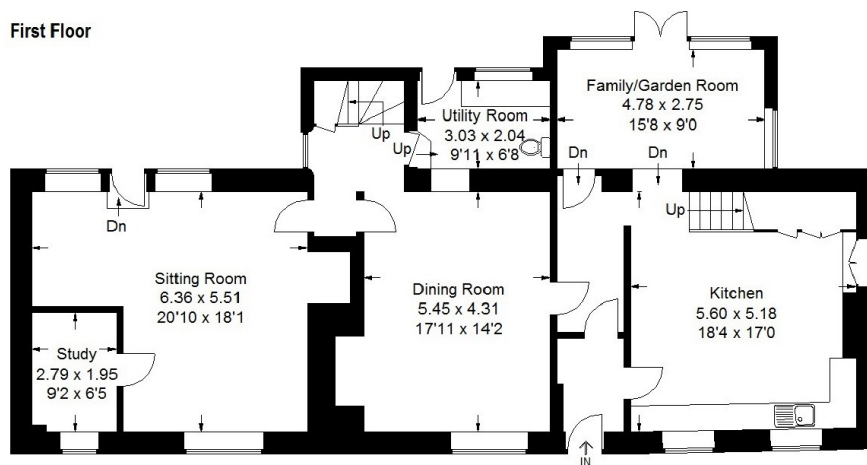
DIRECTIONS

From the A303 Hayes End Roundabout take the exit leading towards Ilminster town centre and follow this road through the village of Watergore. At the next roundabout take the road head before turning immediately right towards Barrington. Continue on this lane for approximately 1.5 miles then turn right into Shepton Beauchamp. Proceed into the village and the property can be found on the left opposite the church.



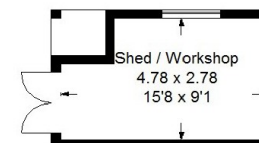


First Floor

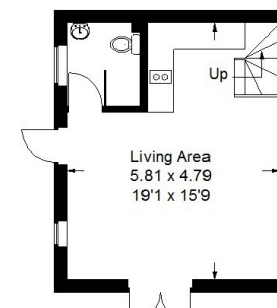


Ground Floor

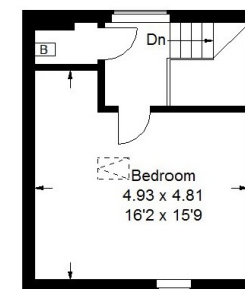
Approximate Gross Internal Area = 247 sq m / 2659 sq ft
 Guest Cottage = 58 sq m / 624 sq ft
 Shed / Workshop = 12 sq m / 129 sq ft
 Total = 317 sq m / 3412 sq ft



(Not Shown In Actual
Location/ Orientation)



Guest Cottage - Ground Floor



Guest Cottage - First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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These particulars are a guide only and should not be relied upon for any purpose.



Stags
 4/6 Park Road, Yeovil, Somerset, BA20 1DZ
 Tel: 01935 475000
 yeovil@stags.co.uk