



STAGS

Holmcroft

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2 South Street, South Petherton, TA13 5AD

A303 0.5 Miles Crewkerne 7 Miles

- Detached Victorian Home
- Not Listed
- Ripe for Renovation
- Generous Proportions
- Annexe Potential
- Characterful Features
- Enclosed Garden
- Parking and Garage

Offers in excess of £600,000

THE PROPERTY

Holmcroft is an aspirational detached property which offers the opportunity for restoration and improvement in order to create a stunning family home. Located within easy walking distance of amenities in the centre of South Petherton, and arguably a distinctive landmark to residents and visitors alike, the property is immediately noticeable due to a striking stone facade with delightful touches of Victorian elegance; a theme which is continued inside with many characterful features in place. Whilst the property has served as a wonderful family home for several decades under the current ownership, there is now scope for sympathetic renovation to restore this fantastic property to its former glory.

Historically the property was a small cottage to which a large extension was added in the Victorian era to create a substantial Gentleman's residence, with the original cottage retained as ancillary accommodation. Today, the property is arranged as one large family home although, with primary and secondary staircases in place, the separate cottage could easily be re-established to provide an annexe for dependent relatives or to realise an income, subject to any relevant consents. As a result of the property's historic past, many characterful features remain including skirting boards and architraves in many of the principle rooms, striking fireplaces, original shutters and several original windows, some of which feature stained glass highlights.

Internally, the accommodation is spacious and versatile with an interesting mix of formal and informal living spaces, including an imposing drawing room, a comfortable sitting room, a charming dining room and a snug adjacent to the kitchen. The first floor is currently laid out to provide 5 bedrooms and a family bathroom, although there is great potential for re-orientation to suit various lifestyles, with scope to increase the number or size of the bedrooms if desired. Great storage can be found throughout, particularly in the case of the butler's pantry and in the loft, to which a permanent staircase has been



An exciting opportunity to restore a Victorian gentleman's residence located in a popular village





established, suggesting further potential for conversion if desired (STRC).

OUTSIDE

Holmcroft is set in a mature, largely private plot amounting to 0.25 of an acre, much of which is arranged as an enclosed rear garden. With three original patio doors leading from the drawing room to the garden, there is the opportunity to realise a highly desirable indoor/outdoor lifestyle here with much enjoyment to be had in the form of outdoor dining, entertaining or relaxing on the large sun terrace abutting the rear of the house. Keen gardeners can realise the chance for further landscaping or "good life" gardening if desired with a variety of mature fruit trees already in place. Arguably the centrepiece of the garden is a mature Tulip tree which we understand is a rare specimen to find in English gardens yet still manages to flower profusely in warmer seasons.

Parking is well provided for at Holmcroft with a spacious gated driveway to the front. Originally a carriage driveway, there are two entrances from South Street, providing a horseshoe-shaped area to front of the property. There is also a garage to the side of the property.

SITUATION

The property is located within a Conservation area in South Street close to the centre of South Petherton and within walking distance of a range of amenities including a choice of independent and national shops, cafes, pubs and day-to-day leisure and health care facilities, the latter of which includes a community hospital. A variety of religious denominations are catered for within the village. Broader ranges of amenities can be found in Crewkerne, where there is a Waitrose Superstore, and in the commercial centre of Yeovil. South Petherton is located within South Somerset and is therefore surrounded by beautiful countryside with multiple opportunities for walking, cycling, riding and other outdoor pursuits.

Education is well catered for with a wide variety of highly regarded state and independent schools for children of all ages in the area including Taunton Schools, Sherborne Schools, Hazelgrove and Millfield at Street. South Petherton boasts both an Infants school and a Junior School, both of which we understand are rated "Outstanding" by Ofsted.

Transport links are good with the A303 trunk road accessible on the outskirts of South Petherton and the nearest motorway junction at Taunton (J25 of the M5). Crewkerne train station offers regular rail services to London (Waterloo) and Exeter whilst Yeovil Penn Mill Station enjoys direct links with Bath and Bristol. Further afield, services to London (Paddington), Birmingham, The North and The South West operate from Taunton Station, facilitating travel to the area from various parts of the country.

SERVICES

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

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 into South Petherton and at the first mini roundabout turn left, then right at the end of the road onto South Street. Follow this road towards the village centre and the property can be found on the left near the T Junction at the end of the road.



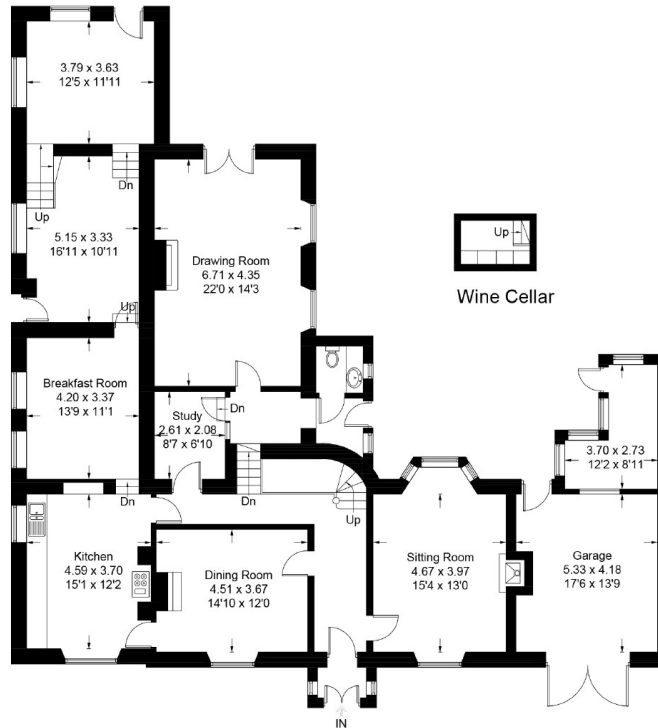
Approximate Gross Internal Area = 343.4 sq m / 3696 sq ft

Cellar = 2.7 sq m / 29 sq ft

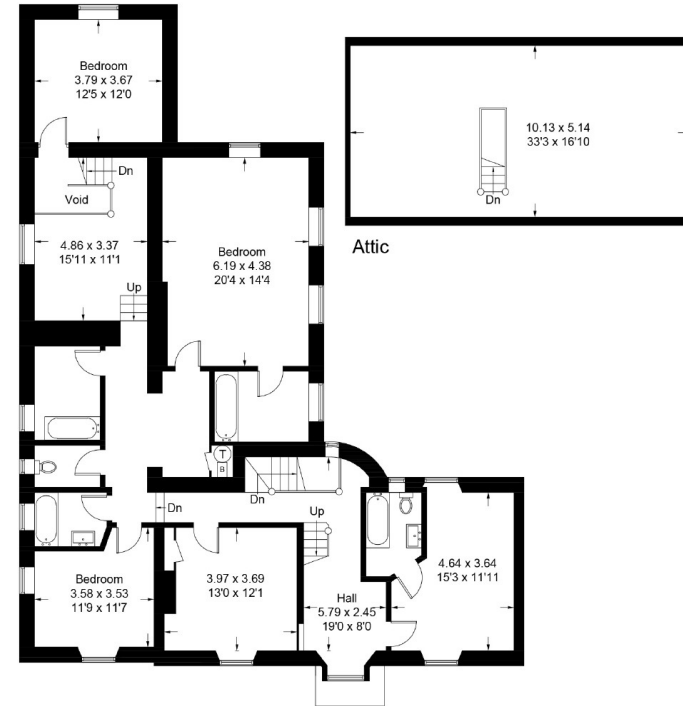
Attic = 51.8 sq m / 557 sq ft

Garage = 29.3 sq m / 315 sq ft

Total = 427.2 sq m / 4598 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID321356)

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



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