



THE OLD BAKERY

SOUTH CHERITON, TEMPLECOMBE, SOMERSET

RV
RURAL VIEW

THE OLD BAKERY

South Cheriton, Templecombe, Somerset, BA8 0BG

A BEAUTIFULLY RENOVATED OLD BAKERY AND TEMPERANCE HALL ON THE EDGE OF
THIS POPULAR SOMERSET VILLAGE.

The Old Bakery: Entrance lobby | Sitting Room | Kitchen | Pantry | Utility | Larder | Cloakroom
Two bedrooms | Two bath/shower rooms
Bedroom with separate WC

Temperance Hall: Open plan living room | Mezzanine floor with one bedroom and shower room.

Outside: Garden | Carport and two garages | Parking.



RV RURAL VIEW

The Loft, Tisbury, Wiltshire, SP3 6JG
ruralview.co.uk
lb@ruralview.co.uk
01747 442500



SITUATION

The Old Bakery and Temperance Hall are situated in the village of South Cheriton, a popular south Somerset village on the northern edge of the Blackmore Vale. The property is within a conservation area. The village is for the most part, period houses and cottages. The larger villages of Horsington and Templecombe are a few minutes' drive to the south where there are primary schools in both villages together with post office stores and a railway station connecting with London Waterloo in Templecombe. More extensive facilities can be found in Wincanton located a short drive to the north and the Abbey town of Sherborne to the south. The A303 can be joined at Wincanton giving good access to London and the Home Counties. South Cheriton is well placed for access to Horsington primary school and many of the area's best known independent schools including the schools at Sherborne, Hazelgrove, Kings Bruton and Port Regis .

PROPERTY

The Old Bakery is semi-detached, originally built circa 1700 and has undergone total refurbishment in recent years. The current owner purchased both The Old Bakery and the Temperance Hall and has completely renovated both properties to create stunning contemporary homes. Both the properties have wood double glazed windows throughout.

The Old Bakery is constructed of stone with a tile roof retaining many original features such as wooden floorboards, flagstone flooring and wooden latch doors.

The accommodation in The Old Bakery comprises the main sitting room with original flagstone flooring, two fireplaces at either end of the room, one with a woodburner and one is a large inglenook fireplace. The room is double aspect with attractive window seats. The kitchen is fitted with bespoke



handmade kitchen units with wooden work tops. A two oven Aga and an integral hob with oven below, included are other integral appliances and the stable door in the kitchen leads to the front garden. The sizeable utility room has a walk-in larder, the central heating boiler, a butlers sink, a cloakroom and there is a back door to the outside. Upstairs the flooring is attractive wooden floorboards. The main bedroom with ensuite bathroom is a lovely light bedroom overlooking the garden to the rear of the house. Steps from the bedroom lead to the well-appointed bathroom. There is another double bedroom on this floor and a separate large shower room. Stairs lead to the top floor, where there is an open bedroom into the eaves with a separate WC on this floor.

The Temperance Hall originally dating from 1889, has been rebuilt and converted into a wonderful open plan building that could have a variety of uses. The property has a new roof, is well

insulated with underfloor heating throughout. The open plan living room with its vaulted wood ceiling has kitchen, dining and sitting area with a woodburner. The spiral staircase leads to the mezzanine floor with space for a double bed and there is a shower room.

OUTSIDE

The garden for The Old Bakery is mainly to the rear of the property, immediately outside the house is a wide paved south facing terrace and a gravel area, wide steps lead up to the garden. The garden is mainly laid to lawn with mature planting; established trees and shrubs, such as peonies, viburnum, lilac, choisya, clematis and a quince tree.

To the rear of the property is a garage block with an open bay car port and two single garages, used as stores. There is also a parking area next to which are a couple of productive raised vegetable beds, Fig and Apple trees.

DIRECTIONS (BA8 0BG)

From the A30 proceed north up the A357 towards the A303, passing through Templecombe. Once in South Cheriton take the second turning right onto Cheriton St and The Old Bakery is immediately on the right-hand side, park on the street and go through the gate by the Temperance Hall over the stream to the front door of The Old Bakery.

TENURE

The tenure of the property is Freehold.

SERVICES

Mains water, electricity and drainage.

Oil fired central heating, wood burner.

Broadband:

Fibre – Wessex Internet.

OUTGOINGS

Band E - Somerset County Council

EPC

The Old Bakery – F

Temperance Hall - C

FIXTURES AND FITTINGS

Unless specifically mentioned all fixtures & fittings and garden statutory are excluded from the sale. Some items may be available by separate negotiation.

VIEWINGS

Strictly by appointment with Rural View.



The Old Bakery, South Cheriton, Templecombe BA8 0BG

Gross Internal Area (Approx.)

Main House = 198 sq m / 2,131 sq ft

Hall = 82 sq m / 882 sq ft

Outbuilding = 3 sq m / 32 sq ft

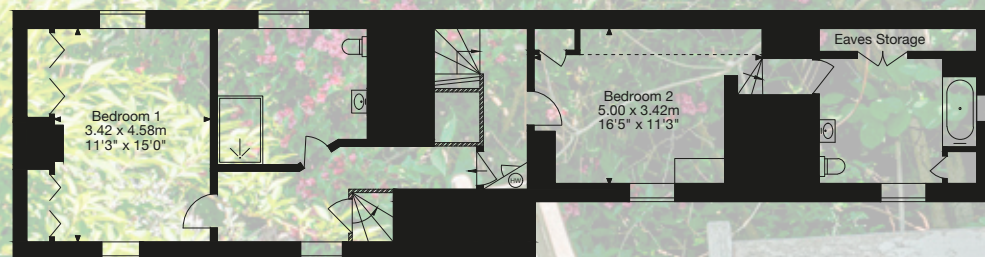
Garage = 21 sq m / 226 sq ft

Carport = 13 sq m / 139 sq ft

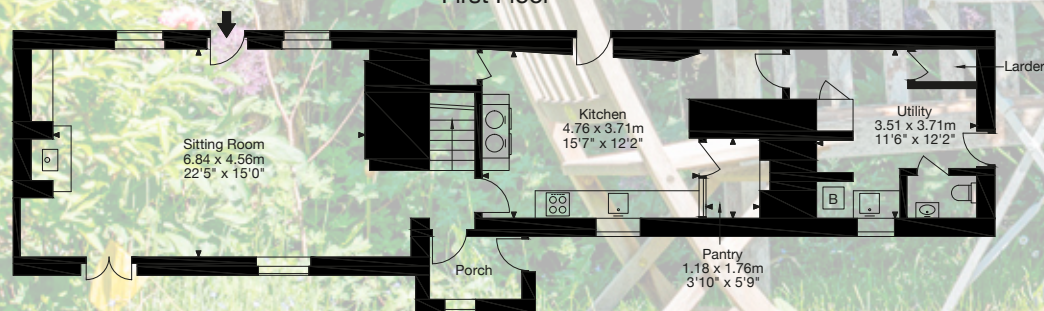
Total Area = 317 sq m / 3,410 sq ft



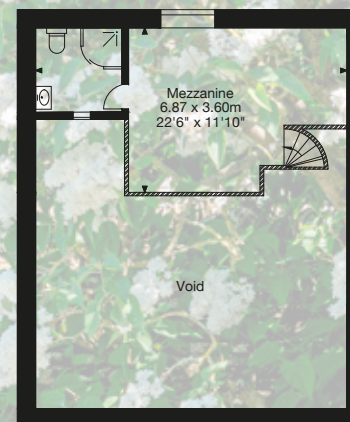
Second Floor



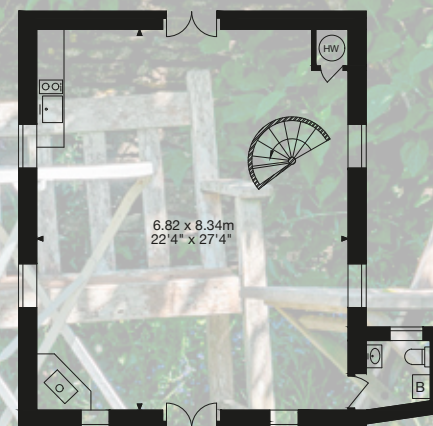
First Floor



Ground Floor
Main House



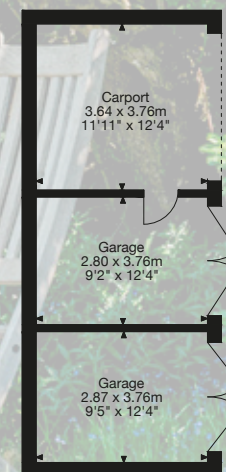
First Floor



Ground Floor
Hall



Outbuilding



Garage

NOTICE: Rural View (Salisbury) Ltd, their sub agents and their clients give notice that they have no authority to make or give any representations or warrants in relation to the property. These particulars have been prepared in good faith. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. Rural View has not tested any services, equipment or facilities.



RV RURAL VIEW

RURALVIEW.CO.UK