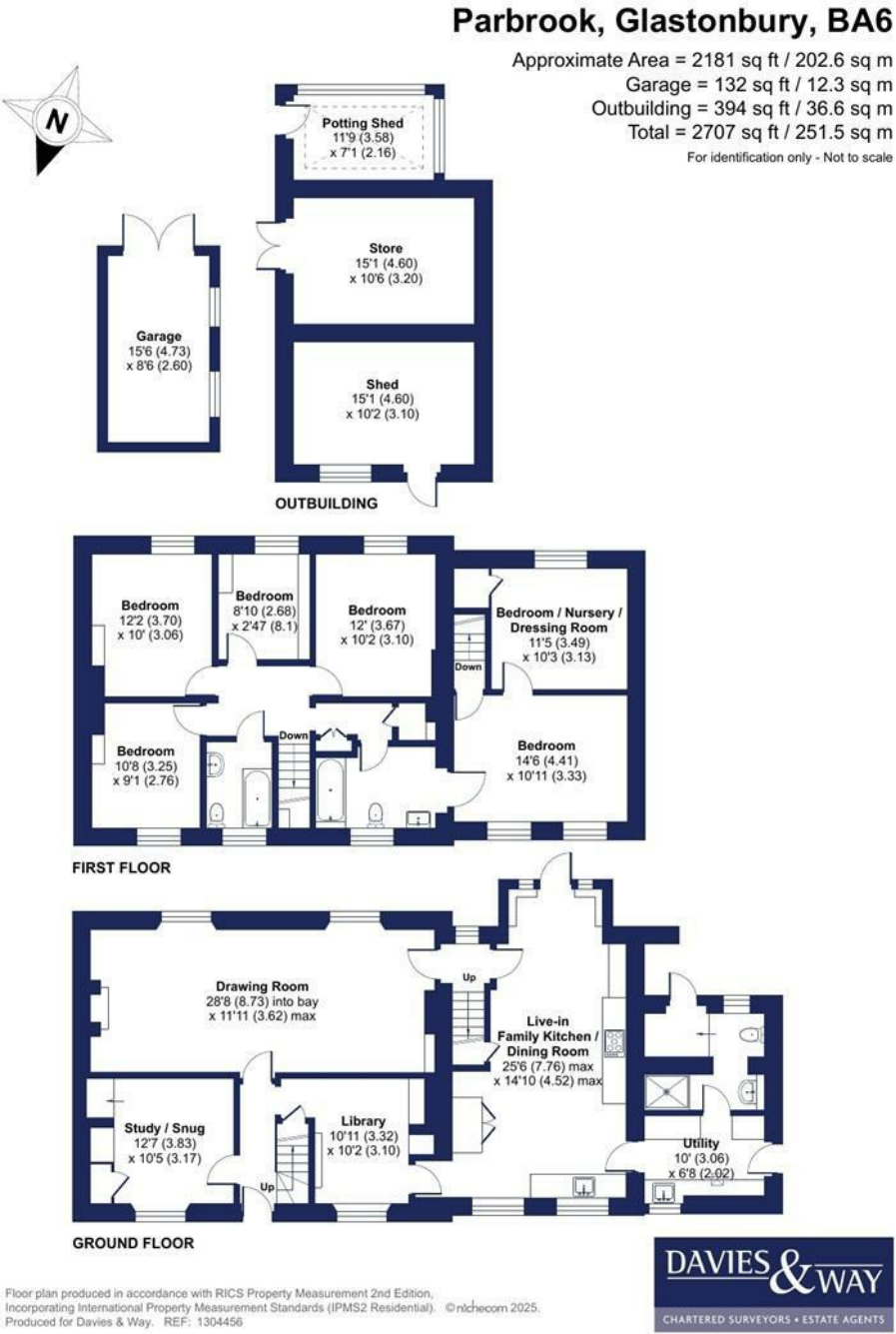


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	35	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.

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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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Orchard House Bradley Lane, Parbrook, Glastonbury, BA6 8PB



Price Guide £950,000

A beautifully restored detached period former farmhouse set in a peaceful hamlet within attractive open countryside between Glastonbury and Castle Cary.

- Sensitively renovated detached country home of great charm and character
- Extending in total to approximately 2281 sqft set in wonderful gardens of 0.65 acres
- Entrance hall
- 29ft Drawing room with separate study and library
- Superb open plan family kitchen/dining room with a range of bespoke fitted units
- Utility and downstairs shower room
- 5/6 Bedrooms and 2 bathrooms
- Beautiful mature landscaped garden
- Ample parking. Garage and store
- Available with no upward sales chain



Orchard House Bradley Lane, Parbrook, Glastonbury, BA6 8PB

Orchard House is a delightful detached period former farmhouse believed to date from the 18th Century which whilst not listed boasts many original features which have been retained and enhanced during a sympathetic programme of renovation and refurbishment which has been carried out in recent years. The quality of the accommodation is sure to impress all who view and it has the advantage of being available with no upward sales chain.

Internally the property is approached through an entrance hall leading to an elegant 29ft drawing room at the rear of the property opening directly onto the garden. In addition there is a study, library and a large live in kitchen/dining room which runs the full width of the property and is furnished with a range of bespoke fitted units. A useful utility room and downstairs shower room complete the ground floor accommodation.

The first floor is approached by two staircases, one from the entrance hall and the other from the kitchen, and has a versatile layout with up to six bedrooms and two bathrooms allowing the opportunity to use two of the bedrooms and bathroom as a principal suite if required.

On the outside, the gardens and grounds of the property are a delight, level and beautifully landscaped extending in total to approximately 0.65 acres of formal garden, kitchen garden and a more natural area including a small orchard, all adjoining open countryside. There is ample off street parking, a detached stone built garage and store and a timber framed garage.

Parbrook and neighbouring West Bradley are extremely popular village locations within beautiful unspoilt Somerset countryside with a very rural feel with limited passing traffic but accessible to Glastonbury and Castle Cary (which has a mainline railway station). The villages of West Pennard, Butleigh, Ditcheat and Pilton are close by as is the Town of Shepton Mallet and the City of Wells, between them they offer a good range of amenities including primary and secondary schooling, local shops, pubs and restaurants and an active community. The A303 is 10 miles south, whilst Bristol and Bath are within commuting distance and less than 30 miles away. There are very good state schools and independent schools close by including Strode, Milfield, Wells Cathedral, All Hallows and the Sherborne and Bruton Schools.

In all a fine opportunity to purchase a beautiful country house in a delightful location.

In fuller detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

OPEN CANPOED ENTRANCE PORCH

Traditional part glazed entrance door to

HALLWAY

Attractive oak staircase to first floor. Wall light, alarm panel, columned radiator, flagstone floor.

DRAWING ROOM

An elegant room with a marble fireplace and open grate, flagstone floor, windows and door to rear garden, two columned radiators, wall lights.

STUDY/SNUG

Window to front aspect, part panelled lower walls, flagstone floor, columned radiator, brick inglenook fireplace with open grate, timber bressummer beam and adjacent alcove cupboard. Wall lights.

LIBRARY

Window to front aspect, built in library shelving, wall lights, flagstone floor, columned radiator, understairs cupboard (included in measurements).

LIVE IN FAMILY KITCHEN/DINING ROOM

A beautifully proportioned dual aspect room with window to the front and a bay window to the rear with window seats and a door to the outside. Flagstone floor, columned radiators, fitted shelved cupboard (included in measurements). The kitchen is furnished with a range bespoke fitted units with solid wood work surfaces and tiled surrounds providing drawer and cupboard storage space. Belfast sink and matching draining boards, shelved pantry, Lacanche dark blue range cooker (bottle gas supply), china cupboard. Free standing fridge freezer include in the sale.

UTILITY ROOM

Window to front aspect, part glazed door to outside, conservation roof light, fitted solid wood work surfaces and open shelving, appliance space and plumbing, Belfast sink. Tiled floor with under floor heating.

SHOWER ROOM

Obscure glazed window to rear aspect, tiled floor with underfloor heating.Traditional "Thomas Crapper" suite comprising wc, wash basin and wet shower area with floor drain and rain head shower.

INNER HALLWAY (off Kitchen)

Staircase to first floor, columned radiator, window to rear.

FIRST FLOOR

MAIN BEDROOM SUITE COMPRISING

BEDROOM

Two windows to front aspect, columned radiator, wall light. Door to

BEDROOM/NURSERY/DRESSING ROOM

Window overlooking the rear garden, columned radiator, wall lights, built in wardrobe (excluded from measurements).

BATHROOM

With a "Jack and Jill" arrangement to the landing. Window to front aspect. Traditional "Thomas Crapper" suite of wc, wash basin and bath with mixer tap incorporating shower attachment. Panelled surrounds, columned radiator, vanity cupboard with shaver point.

LANDING

Shelved linen cupboard, columned radiator, access to roof space, further shelved cupboard.

BEDROOM

Window to rear aspect overlooking the garden with window seat, columned radiator, wall lights.

BEDROOM

Window to rear with window seat, columned radiator, wall lights.

BEDROOM

Window to front aspect with window seat, columned radiator, wall lights.

BEDROOM

Window to rear aspect with window seat overlooking the garden, columned radiator, library shelving, wall lights.

BATHROOM

Window to front aspect. Traditional white "Thomas Crapper" suite in period style comprising wc with high level cistern, wash basin and bath with mixer tap incorporating shower attachment. Columned radiator.

OUTSIDE

The property has a long frontage to Bradley Lane with double wrought iron gates providing the approach to a gravel parking and turning area with off street parking for numerous vehicles.

GARAGING

Detached stone and tile garage and garden store and attached wood framed potting shed and a further timber and asbestos garage (in need of repair).

GARDENS

The gardens are a delightful feature of the property and extend to approximately 0.65 acres. Level and adjoining open countryside, they have been thoughtfully landscaped and include formal gardens to the front and rear of the house which are laid to lawn with cultivated borders stocked with a profusion of shrubs, bushes and ornamental trees providing a delightful setting. To one side there is a walled parterre and kitchen garden which leads to an area of more natural garden with a number of trees and shrubs.

TENURE

Freehold

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is E. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

AGENTS NOTES AND ADDITIONAL INFORMATION

Oil fired central heating. (There is a boiler house integral with the rear of the property accessed externally). The range cooker has a bottle gas supply. Mains electricity, water and drainage are connected. There is no mains gas. The house is unlisted.

The property is being sold to close an estate. To that extent, it is sold as seen. We are unable to complete our usual pre sale due diligence or to get these particulars approved by the sellers. The professional executors are unlikely to be able to answer detailed questions about the property and buyers will have to rely upon their own survey and enquirers.

Ultrafast 1900mbps broadband available (source - Ofcom)

Mobile voice & data coverage likely available externally via EE, O2 and Vodafone (source - Ofcom)

DIRECTIONS

Follow the A37 to Four Foot Crossroads. Turn right towards Lottisham and Baltonsborough and follow the road for approximately 2.25 miles where the property is on your left (opposite Mulberry House) with a For Sale sign.

