

Rolfe East



Quarry Hill, Blackford, BA22 7FX

Guide Price £1,950,000

- UNRIVALLED CONTEMPORARY DETACHED ECO HOME IN PRESTIGIOUS ADDRESS
- BATHED IN SUPERB NATURAL LIGHT FROM SUNNY EAST-TO-WEST ASPECT
- TOP, COVETED EDGE-OF-VILLAGE LOCATION ON SOMERSET / DORSET BORDERS
- SHORT DRIVE TO SHERBORNE, A303 TRUNK ROAD AND LONDON RAILWAY STATION
- IMPRESSIVE LEVEL PLOT AND GARDENS EXTENDING OVER HALF AN ACRE (0.54 acres approx)
- IMPRESSIVE VAULTED CEILINGS / LARGE FEATURE WINDOWS AND DUAL - TRIPLE ASPECTS
- DRIVEWAY PARKING FOR 10+ CARS WITH AUTO GATES
- VAST FLEXIBLE ACCOMMODATION EXTENDING TO 3985 SQUARE FEET
- AMAZING BAND A RATING ON EPC - RARE FOR A PROPERTY OF THIS SIZE
- DETACHED DOUBLE CARPORT AND ATTACHED STORE

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The Granary Quarry Hill, Blackford BA22 7FX

BEST VILLAGE IN THE AREA! ECO HOUSE BAND 'A' RATING ON EPC! OVER HALF AN ACRE PLOT AND GARDENS! STUNNING RURAL VIEWS. 'The Granary' is a simply breath-taking, huge (3985 square feet), ultra-modern, eco home built in 2021 and occupying a beautiful level plot and gardens extending to over half an acre (0.54 acres approximately) with stunning rural views. The property boasts the latest in building technology with an air-sourced heat pump system powering under floor heating throughout plus extensive solar panels, insulation and pressurized hot water system producing a very rare band A on the EPC rating. The property is situated on the rural edge of one of the best and most sought-after, pretty villages on the borders of Somerset and Dorset among some amazing hills and countryside walks. Although the property gives you an amazing feeling of tranquillity and being 'away from it all', this home is only a very short drive to the A303 trunk road linking London to the South West and from two mainline railway stations to London - the fastest being circa 1 hour 44 minutes to Paddington. The property is also only a short drive to some fantastic village pubs, shops and the town centre of the historic town of Sherborne. This home is complimented by a sweeping driveway approach with double automatic driveway gates opening on to a parking area for 10 cars or more. This driveway leads to a detached double carport with attached garden store. The accommodation is vast, flexible and flooded with natural light from a sunny east-to-west aspect and huge feature windows. It comprises generous entrance reception hall, huge open-plan kitchen family room, sitting room, office, gymnasium / double bedroom five, boot room, utility room and ground floor WC / cloakroom. There are two further large double bedrooms on the ground floor - both with en-suite shower rooms. On the first floor, there is a large landing area, impressive master suite with double bedroom area, dressing area and en-suite.



Council Tax Band: G



There is a fourth double bedroom on the first floor with en-suite access to a Jack-and-Jill luxury bathroom. Other features include designer polished concrete floors, impressive vaulted ceilings with exposed oak rafters, oak floors, hi-tech ceiling speaker system, air balancing system, electric blinds, rain sensor automatic windows, security cameras and alarm system and much, much more. There are country lane walks from the front door - ideal as you do not need to put the children or the dogs in the car! The villages of Blackford, Compton Pauncefoot, Mapperton, Charlton Horethorne and Corton Denham ar, by far, the best in the area with excellent local country pubs nearby, village shops and no end of award-winning countryside and hill walks. It is a short drive to the vibrant, historic town centre of Sherborne with its superb boutique high street with cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. It is also a short drive to the mainline railway station making London Waterloo directly in just over two hours. Sherborne has recently won the award for the best place to live in the South West by The Times 2024. It also boasts 'The Sherborne' - a top class, recently opened arts and conference centre plus superb restaurant. The country towns of Bruton, Castle Cary and Wincanton are not far away. Bruton is particularly popular with ex-London buyers and offers Hauser & Wirth Somerset - a pioneering world-class gallery and multi-purpose arts centre. Also nearby is 'The Newt' - a country estate with splendid gardens, woodland, hotel, restaurants and farmland. Bruton has many excellent restaurants including Michelin Starred Osip - run by forward-thinking chef Merlin Labron-Johnson and his enthusiastic team who are passionate about their farm-to-table ethos. This part of the Somerset Dorset borders has excellent connections to some of the very best private schools in Britain including nearby Millfield, Sherborne Boys and Girls Schools, King's Bruton, Port Regis, Bryanston, Clayesmore, Leweston, Hazlegrove and Sherborne Preparatory School. THIS RARE AND UNRIVALLED HOME MUST BE VIEWED!

Paved pathway to the front of the property, outside lighting. Front door with double glazed side lights, side lights lead to

ENTRANCE RECEPTION HALL: 16'10 maximum x 27'1 maximum. A generous greeting area providing a heart to the home, excellent flow of natural light with full height double glazed windows to the front and rear boasting an east to west aspect, polished concrete floor, inset ceiling lighting, underfloor heating. Oak and glass staircase rises to the first floor with understairs storage recess. Entrance leads to open plan kitchen family room providing a full through-measurement of 56'7 maximum.

OPEN PLAN KITCHEN FAMILY ROOM: 47'1 maximum x 19'5 maximum. An impressive open plan contemporary living space enjoying a light dual aspect with full height double glazed windows to the front and rear boasting a sunny east to west aspect, double glazed sliding patio doors open onto the rear garden and patio. This room enjoys an impressive vaulted ceiling with natural oak rafters and beams, polished concrete floor with underfloor heating, an extensive range of solid oak bespoke contemporary kitchen units comprising solid quartz worksurfaces with quartz surrounds, inset stainless steel sink bowl with Quooker instant hot water mixer tap over, a range of pan drawers and cupboards under, integrated dishwasher, integrated fridge and freezer, built in Miele stainless steel electric oven and grill with separate microwave grill, integrated coffee station. Double oak doors lead to walk in shelved larder cupboard, a range of matching wall mounted cupboards, substantial island unit with quartz worksurface, second inset stainless-steel sink with waste disposal unit, inset electric induction hob with built in extractor fan, breakfast bar, drinks cooler. Double oak doors lead to cupboard housing fuse box. Further oak door leads to cupboard housing inverters and battery. Entrance to inner hall. Oak doors lead off to further rooms.

SITTING ROOM: 19'8 maximum x 14'10 maximum. Full height feature double glazed windows to the rear enjoying countryside views and views across the rear garden. Impressive, vaulted ceiling with exposed oak rafters, limed oak floor with underfloor heating, fireplace recess with cast iron log burning stove, double glazed windows to the side and rear boasting countryside views.

GYMNASIUM / GROUND FLOOR DOUBLE BEDROOM FIVE: 15'6 maximum x 14'10 maximum. Impressive vaulted ceiling with exposed oak rafters, a light triple aspect with double glazed windows to the front and both sides all enjoying countryside views, polished concrete floor with underfloor heating.

OFFICE: 10'9 maximum x 7'8 maximum. Double glazed window to the side boasting countryside views, polished concrete floor with underfloor heating.

CLOAKROOM / WC: 7'5 maximum x 8'1 maximum. Fitted low level WC, quartz wash basin on washstand, double glazed window to the side.

UTILITY ROOM: 12' maximum x 7'2 maximum. Quartz worksurfaces, stainless steel sink bowl with mixer tap over, a range of cupboards under, space and plumbing for tumble dryer and two washing machines, wall mounted cupboards, double glazed window to the side. Door leads to cupboard housing pressurised hot water cylinder.

BOOT ROOM: 12'10 maximum x 5'1 maximum. Double glazed door to the side, polished concrete floor, seating area and hanging space for coats and boots.

GROUND FLOOR BEDROOM TWO: 15'10 maximum x 17' maximum. A double bedroom enjoying a triple aspect with double glazed feature windows to the front and both sides. Double glazed door to the front, limed oak flooring. Oak double doors lead to fitted wardrobe cupboard space. Oak door leads to

EN-SUITE SHOWER ROOM: 9'7 maximum x 5'4 maximum. A modern white suite comprising low level WC, wash basin on washstand with cupboards under, walk in double sized shower cubicle with wall mounted mains shower over, heated towel rail, demister mirror, double glazed window in the side.

GROUND FLOOR BEDROOM THREE: 16'3 maximum x 12'2 maximum. A generous third double bedroom enjoying a light dual aspect with feature double glazed windows to the side and rear, double glazed sliding patio doors to the rear garden, limed oak flooring, double doors lead to fitted wardrobe cupboard space. Oak door leads to

EN-SUITE SHOWER ROOM: 9'3 maximum x 6'10 maximum. A modern white suite comprising low level WC, wash basin over storage unit, walk in double sized glazed shower cubicle with wall mounted mains shower over, heated towel rail, double glazed window to the side.

Oak and glass staircase rises from the entrance reception hall to the

FIRST FLOOR LANDING: 23'7 maximum x 7'9 maximum. A generous first floor landing area enjoying a light dual aspect with double glazed Velux windows to the front and rear, limed oak flooring. Oak doors lead off the landing to the first floor rooms.

MASTER SUITE: 17'5 maximum x 16'4 maximum. A breathtaking main bedroom with excellent ceiling heights, exposed oak beams, full height double glazed sliding patio doors and Juliet balcony overlooks the rear garden enjoying extensive countryside views. **DRESSING AREA** with extensive wardrobe cupboard space, storage space and hanging space, limed oak flooring. Entrance leads to

EN-SUITE SHOWER ROOM: 10'7 maximum x 7'1 maximum. A modern white suite comprising his-and-hers wash basins, mixer taps over, cupboards under, fitted low level WC, walk in double sized shower cubicle with wall mounted mains shower, double glazed Velux window to the side, heated towel rail.

BEDROOM FOUR: 12'11 maximum x 16'4 maximum. A fourth generous double bedroom, exposed oak beams, a light triple aspect with two double glazed Velux ceiling windows to both sides, double glazed double French doors leading to Juliet balcony with extensive countryside views, limed oak floor. Oak door leads to

JACK-AND-JILL EN-SUITE BATHROOM: 8'6 maximum x 10'8 maximum. Jack-and-Jill family bathroom to bedroom four and first floor landing. A stunning bathroom suite comprising copper freestanding bath with shower attachment over, sink over storage unit, separate glazed shower cubicle with wall mounted mains shower over, double glazed Velux window to the side, heated towel rail. Oak doors lead to bedroom four and the first floor landing.

OUTSIDE:

This spectacular property stands in a level plot and generous gardens extending to over half an acre (0.54 acres approximately).

At the front of the property double timber automatic gates give vehicular access to a sweeping driveway providing off road parking for ten cars or more. Leading to

DETACHED DOUBLE CARPORT: 19'11 in depth x 19'3 in width. Light and power connected, electric car charging point.

ATTACHED GARDEN STORE: 22'11 maximum x 7' maximum. Light and power connected.

There are pleasant level lawned gardens at the front of the property enclosed by timber panel fencing and natural stone walls, mature hedges, a variety of well stocked flowerbeds and borders including some lavender bushes and trees, a variety of ambient outside lighting, raised timber bordered vegetable gardens.

Area by the side and rear of the property and garage houses air sourced heat pump, area to store recycling containers and wheelie bins, outside taps.

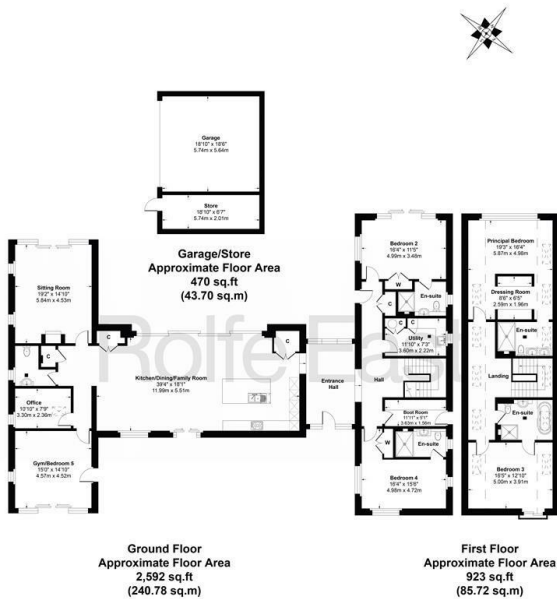
There is access to the rear garden by both sides of the property.

MAIN REAR GARDEN: Approximately 100' in depth. This impressive rear garden is level and laid mainly to lawn, enclosed by timber panel fencing and mature hedges. There is a large stone paved patio area with ambient outside lighting. The rear garden boasts a sunny westerly aspect and a glorious rural backdrop with extensive countryside views.





Blackford, Somerset, BA22



Approximate Gross Internal Floor Area 3,985 sq. ft / 370.20 sq. m
© 2024 Rolfe East Sherborne. This plan is for layout guidance only. Floorplans not drawn to scale unless otherwise stated. Door and window openings are approximate. While every care is taken in the preparation of this floorplan, please check all dimensions, compass directions and shapes before making any decisions in relation to this property, that may be reliant on them.



Directions

Viewings

Viewings by arrangement only. Call 01935 814 929 to make an appointment.

Council Tax Band

G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	100+	100+
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	