

# LODESTONE

Where home happens

Bruton Branch

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## Lymewood House

Castle Cary BA22 7BL

- ++ MOVE IN FOR CHRISTMAS 2023 ++
- Stunning individual in a quiet rural setting close to North Cadbury
- 2460 sq ft, stunning living space, 4 double bedrooms all with en suites
- Secure gated entrance with a sweeping driveway leading to a triple garage
- Well proportioned front and rear gardens, plot approx 0.30 of an acre.
- Impressive spec with many features of note. ICW 10 year warranty



A substantial new build property built in a classical style with an impressive sweeping driveway and gardens to the front and rear. The property offers open plan kitchen/ living space on the ground floor as well as a further sitting room, study and utility room. On the first floor there are four bedrooms, all of which have en-suite bath / shower rooms.

From the gradually rising and sweeping driveway, the magnificent Lymewood House stands slightly elevated on the site with a large courtyard surrounded by high walls and a triple garage. This property is grand and secluded, boasting a nearly 7m long sitting room with double aspect views, a large kitchen/dining room and living space with bi-fold doors opening to the garden. There is also a quiet study with views into the rear garden and a utility room.

Upstairs there are four bedrooms, all with en suites.

Specification to include - Underfloor heating to ground floor, solar panels, mixergy water cylinders, Caple kitchen with Rangmaster, dishwasher, fridge freezer, wine fridge, boiling water tap, principally Bosch appliances, wood burner, wooden sash windows and floor coverings.

### **Situation**

Woolston is a charming hamlet nestled within scenic Somerset countryside yet within easy reach of some very popular towns and villages. The Newt in Somerset is one of the most exceptional country house hotels Britain has seen and is only 5 miles north of Woolston. The hotel stands on a large working estate between Castle Cary and Bruton. There is a Roman Villa, a cider press, bottling plant and bar, mushroom house, History of Gardening Museum, farm shop, treetop walk, thatched ice cream parlour and wild swimming ponds, not forgetting the colony of great crested newts after which the hotel is named. Glastonbury is about 30 minutes drive from Woolston and is possibly the quirkiest town in England. Steeped in history, myth and a strong smell of incense. Glastonbury Tor is a beautiful high tor with stunning views across Somerset and beyond.





There is a wide choice of schools locally, in both the independent and state sectors. North Cadbury has one primary school and there are also schools in the nearby towns of Sparkford, Wincanton, Sherborne, Yeovil and Gillingham. Prep and senior schools in the area include Hazlegrove, King's Bruton, Sexey's boarding school, Millfield, Sherborne, Perrott Hill, All Hallows, Wells Cathedral Junior and Downside.

For those wanting to enjoy a little sport, there are plenty of sporting clubs, including golf courses, fishing lakes, clay pigeon shooting and Wincanton racecourse (NH).

The Jurassic Coast is just over an hour to the south where you will find some of the most beautiful rural and coastal areas in the UK.

**Directions** Postcode BA22 7BL

what3words - polished.date.hindered

**Services** - Mains electricity and water LPG gas central heating Underfloor heating to the ground floor

Somerset District Council - Council Tax TBA

Local Authority South Somerset District Council  
[www.somerset.gov.uk](http://www.somerset.gov.uk)

Tenure Freehold

EPC rating TBA

Viewing by appointment only

Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose.

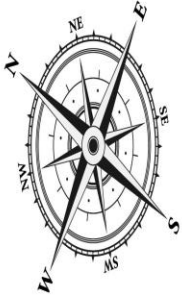
Energy Performance Certificates are available on request.



**MONEY LAUNDERING REGULATIONS 2003** Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

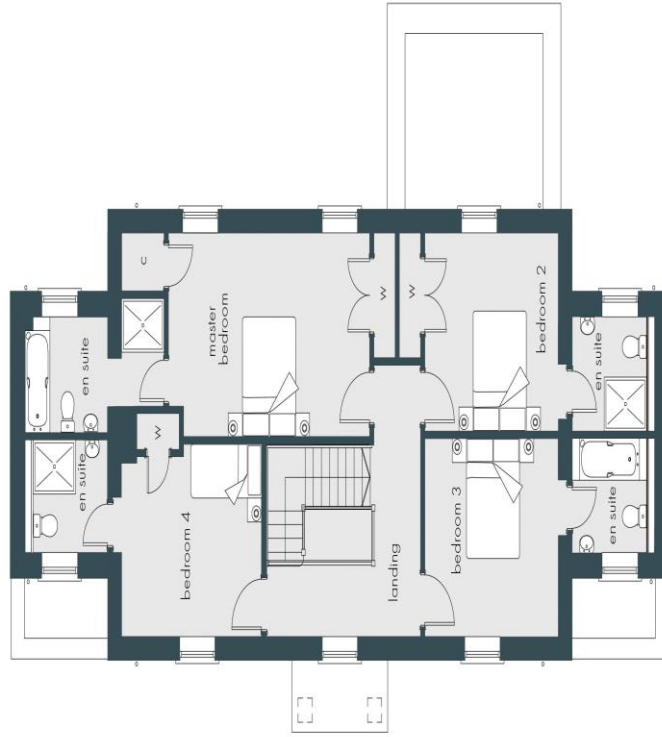
## PLOT I, LYMEWOOD HOUSE

Approximate gross internal floor area of building -  
227.61m<sup>2</sup> / 2450sqft



### GROUND FLOOR

- Sitting Room 4m x 6.78m 13'1" x 22'2"
- Living Room 4.35m x 3.45m 14'3" x 11'3"
- Kitchen 2.92m x 4.98m 9'6" x 16'4"
- Dining room 4m x 3m 13'1" x 9'10"
- Utility 2.37m x 6.13m 7'9" x 20'1"
- Study 2.37m x 5.38m 7'9" x 17'7"



### FIRST FLOOR

- Master Bedroom 5.68m x 3.45m 18'7" x 11'3"
- Master Bedroom en suite 3.94m x 1.93m 12'11" x 6'3"
- Bedroom 2 3.76m x 3.34m 12'4" x 10'11"
- Bedroom 2 en suite 2.1m x 1.94m 6'10" x 6'4"
- Bedroom 3 3.8m x 3.34m 12'5" x 10'11"
- Bedroom 3 en suite 2.1m x 1.94m 6'10" x 6'4"
- Bedroom 4 4m x 3.21m 13'1" x 10'6"
- Bedroom 4 en suite 2.1m x 1.92m 6'10" x 6'3"

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