

# LODESTONE



Purbeck







# Purbeck

BA4 4QJ

5   
Bedrooms

3   
Bathrooms

2   
Receptions

## PROPERTY FEATURES

- Beautiful, detached family home
- 5 bedrooms 3 bathrooms
- Not listed
- Picturesque South West facing gardens
- Double garage and off-street parking
- Two workshops
- Eco friendly
- Excellent village location





This picturesque family home is the perfect rural idyl ideally situated in the centre of Cranmore in the heart of the Somerset countryside. This cosy house is full of character and has been thoughtfully designed to give a feel of space, tranquillity, and delight in everyday living.

A fine oak front door opens beneath a pretty porch to a charming reception hall, full of natural light and replete with oak beams that grace the ceiling. Off the hall is the sitting room, a shower room, and a magnificent kitchen dining area at the heart of the house. The sitting room is warmed by a wood burning stove set into the chimney breast and comes with pretty views of the garden. The shower room is distinguished by a luxurious steam room , perfect to relax in after a winter's walk. What sets this property apart however is the magnificent kitchen living dining space that offers the opportunity for informal dining or to entertain in style. In the kitchen itself, shaker style units sit beneath solid beech work tops and incorporate a 'Sandringham' range cooker and a variety of integrated appliances that include a dishwasher and extractor unit. Oak beams mirror the beautiful timber floor and a wood burning stove nestles beneath an oak lintel in the chimney breast. Fully glazed doors open to a South West facing terrace outside and allow natural light to pour into the room. A perfectly sited utility room runs off the kitchen and houses an oil-fired boiler (installed in 2022) and comes with a back door and access to the garden.



A pretty, bespoke staircase rises from the hall to a landing area, a principal bedroom suite, four further bedrooms and a family bathroom. Each bedroom enjoys pretty views of the garden and is elegantly furnished, each featuring a designer walk in wardrobe. The bathrooms are contemporary in style and the family bathroom features a corner bath. Oak beams and timber floors lend these rooms real character.

#### Outside

The front garden is charming and sits in the shade of a mature laburnum tree whilst a fabulous wisteria lights up the front façade of the house. Other notable trees include weigela, lilac, viburnum, roses, honeysuckle, apple, and golden gage trees that complement the view over the village duck pond and the church from the front patio. Immediately adjacent to the house to the rear is a sheltered, seasoned stone terrace embellished with an abundance of herbs that include a large bay tree, sage, marjoram, mint, beautiful weeping rosemary and thyme. Alongside the garden are two sizeable workshops and a wood store. The workshops would lend themselves to a wide variety of uses and could be redeveloped given the relevant planning permission.

#### Situation

Purbeck is ideally located in the middle of the village. Cranmore boasts a fine medieval church (still in use), a historic country pub opposite the duck pond and a popular village hall (hosting tai chi classes, a lady's dance class, WI meets and a pre-school group among other







activities). There is a thriving cricket club with grounds on the edge of the village, and a tennis club with a court for villagers' use. A central children's play area and the historic East Somerset steam railway and café selling local produce all add to the atmosphere of a welcoming, thriving village. There are well kept historic footpaths to explore this beautiful Mendip locality, taking in nearby Cranmore Tower, the East Cranmore lake, the Iron Age fort of Smalldown Knoll, or one of the many nearby villages for lunch.

The popular village of Batcombe is 5 minutes away and creative Bruton, home to the Houser and Worth Gallery and to many celebrity households is a mere 10-minute journey.

#### Schools

There is a wide selection of both state and private schools in the area, notably All Hallows which is less than a mile away. Other schools include Downside, Millfield, Wells Cathedral School as well as the Bath schools. Transport links are good with mainline stations in Westbury and Castle Cary (London Paddington about 85 minutes), and Warminster (for Southampton, Bath, Bristol, and South Wales).

Services: Mains water, electricity, and drainage. Oil fired central heating  
Solar Panels

Local Authority: Somerset Council

Tenure - Freehold

Council Tax band E

Directions Post code: BA44QJ What three words: evidently.stun.widget

EPC rating: B





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