

LODESTONE



Larkrise





Larkrise,

BA4 6AZ

Guide Price: £1,850,000

5 
Bedrooms

3 
Bathrooms

3 
Receptions

PROPERTY FEATURES

- Contemporary detached family house
- 4 bedrooms, 3 bathrooms
- Sensational views
- Not listed and in a conservation area
- Premium village location
- Immaculately presented
- Off street parking
- Idyllic south facing rural setting
- Eco friendly credentials
- Triple garage





Situated in breath-taking surroundings, Larkrise enjoys truly spectacular views of the village of Batcombe and the magnificent landscape that surrounds it.

Completed in 2010 and set in 2.1 acres, the property offers luxurious accommodation laid over a single storey and as such benefits from double height ceilings in some of its key rooms. The house is situated entirely within its own land and comes with a triple garage and ample parking for a number of cars.

The house is approached via double gates that reveal a pretty driveway running down to the North side of the house. The door opens beneath a porchway to a reception hall with access to a studio, a fully furnished utility room and the kitchen/ living room at the heart of the house. The studio is light and airy with spectacular 'A framed' oak beams rising to the apex of the ceiling and natural stone tiles that lie underfoot. The utility room features an array of shaker style units that lie beneath Corian worktops and house a Belfast sink and a washing machine and tumble dryer.



The kitchen is luxuriously furnished with glazed splash backs and granite work surfaces that sit atop fine, lime oaked units. An integral round oak table top allows for family kitchen meals. Underfloor heating (that extends throughout the entire house) warms a beautiful limestone floor and reflects more fabulous oak beams that grace the ceiling. A Falcon range cooker is accompanied by an extractor fan and several integrated appliances that include a Neff fridge freezer, dishwasher and sink with built in drainer. At one end of the kitchen is a generous seating area overlooked by a magnificent natural stone fireplace, home to a wood burning stove. With dual height ceilings and glazing that runs the length of the room, the atmosphere is one of spaciousness and light.





Off the kitchen is a second reception hall housing the main oak front door with access to a cloakroom, the principal bedroom suite, two reception rooms three further bedrooms and a family bathroom. The two reception rooms are linked via part glazed double doors that open to create the ideal place to entertain. Both rooms feature beautifully polished dark oak floors, oak beams, and recessed lighting. Doors open from the dining to the charming terrace that extends along the South West side of the house.

Adjacent is an elegantly furnished sitting room that comes with built-in part glazed shelving and a wood burning stove set into the chimney. The principal bedroom suite is palatial with double height ceilings, a luxuriously furnished en-suite bathroom, and a charming staircase that rises to a dressing area. Oak beams frame double height glazing (sheltered by remotely operated shuttering) in one wall and allow natural light to pour into the room. A door opens to the terrace outside.

The bathroom is sleek and modern and features a heated chrome towel rails, limestone floors and natural stone motifs. Lit by a velux window brining the sky and trees into view. The oversized walk-in shower and oval bathtub are stunning.

Three further bedrooms (one with en-suite bathroom) and a family bathroom lie at the far end of the hall. Both bathrooms are equally impressive with integrated sanitaryware, natural stone tiles and premium fixtures and fittings.

One of the three bedrooms is currently used as a home office and has a door that opens to the terrace.

All the bedrooms are presented in immaculate condition and come with stunning views of the hedge lined lawn and the valley beyond.





Outside

The beautiful gardens face South and are enriched by a variety of ornamental fruit and native trees and mature shrubs. Of particular note is the beautiful timber decked terrace that runs the length of the rear of the house and is embellished by mature Wysteria and a variety of roses that bring it to life. Much of the garden to the rear of the house has been left unmanicured to encourage butterflies and birds. It is ideally situated to make the most of the truly stunning Southern views.

Magnificent well-kept lawns stretch away from the terrace and are framed by a winning combination of sculptured box, yew and hornbeam hedging. To the front of the house is a timber clad triple garage and a small garden greenhouse/shed.

Eco Credentials

The house comes with an array of solar panels and a ground source heat pump that ensure utility bills are kept low and reduce its carbon footprint. Alongside underfloor heating, an allergy heat recovery system is built into the house whereby moisture is collected from the kitchen and bathrooms and recycled into warm air. A flat sedum roof encourages the house to blend into the landscape whilst a natural spring rises in the gardens to provide endless water for the garden. A rainwater harvester, which collects in a driveway tank, feeds the toilets in the house.

Situation

Larkrise is set within a conservation area and is one of a cluster of premium houses in one of Somerset's most sought-after villages.





It is ideally situated in the shelter of a hill on a quiet lane but in the middle of the village. It is secluded although not isolated and offers complete privacy with little noise or light pollution.

Batcombe itself is a bustling community with a village hall that hosts cinema evenings, yoga and exercise classes, a flower show and other such events - the Three Horseshoes recently reopened, is a highly regarded gastro pub. A new addition to the village is a fresh milk vending machine recently installed by a local farmer and offers local produce. The traditional village fete, in August, is attended by folk from miles around.

Nearby Bruton is the popular town in the heart of the Somerset countryside. The town has several well-known restaurants, pubs and bars including The Old Pharmacy, Osip, At the Chapel and The Roth Bar & Grill at the world-renowned Hauser & Wirth Gallery. The town also has a doctors' surgery, pharmacy, vet, library, post office, several mini supermarkets, fuel station and numerous independent shops.

Also nearby is the very pretty town of Castle Cary, which offers a weekly local produce market and the independent town of Frome with its weekly Farmer's Market and a highly acclaimed monthly Artisan Market.

Additionally, The Newt, a country estate with magnificent woodlands, gardens and eateries lies less than 20 minutes away. (<https://thenewtinsomerset.com/>)

The area is renowned for its excellent schools which include primary and secondary state schools in Bruton and Frome. The well-regarded prep schools of All Hallows and Hazlegrove are nearby as are independent schools that include Sherborne, Kings Bruton, Millfield and Downside.



Castle Cary railway station provides services to London Paddington and London Waterloo. The A303 (M3) links to London and the wider motorway network - the A36, M4 and M5 are all within easy reach. The historic city of Bath and fashionable city of Bristol are respectively 30 minutes and an hour from Batcombe. 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 about planning permissions or fitness for purpose. Energy Performance Certificates are available on request. Lodestone Property | Estate Agents | Sales & Lettings Wells | Bruton | Shaftesbury

Directions

Postcode: BA4 6AZ

What.3.Words: outbursts.tenses.shirtless

Viewing by appointment only.

MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance

PART A

Local Authority

Somerset

Council Tax

Band - G

Guide Price: £1,850,000

Tenure

Freehold

PART B

Property Type- Detached

Property Construction - Standard

Number and Types of Rooms - See Details and Plan, all measurements being maximum dimensions provided between internal walls

Electricity Supply - Mains. Solar panels

Water Supply - Mains

Sewerage - Private drainage

Heating: - Ground source heat pump. Ground floor under-floor heating

Broadband -Please refer to Ofcom website.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Mobile Signal/Coverage - please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking

Private parking for several cars and garage

PART C

Building Safety:

The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

Restrictions:

We are not aware of any other significant/material restrictions, but we would recommend you review the Title/deeds of the property with your solicitor.

Rights and Easements:

There are historic rights of way mentioned in the title deeds which are no longer in use. We are not aware of any other significant/material restrictions, but we would recommend you review the Title/deeds of the property with your solicitor.

Flood Risk

According to the environment agency's website the property is in an area at a VERY LOW RISK from river/sea and surface water flooding (zone 1)

Coastal Erosion Risk: N/A

Planning Permission: N/A

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

Energy Performance Certificate: C

No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

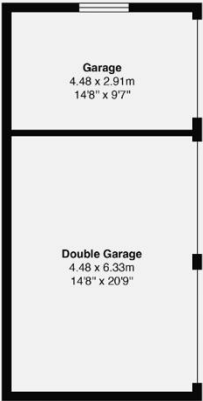
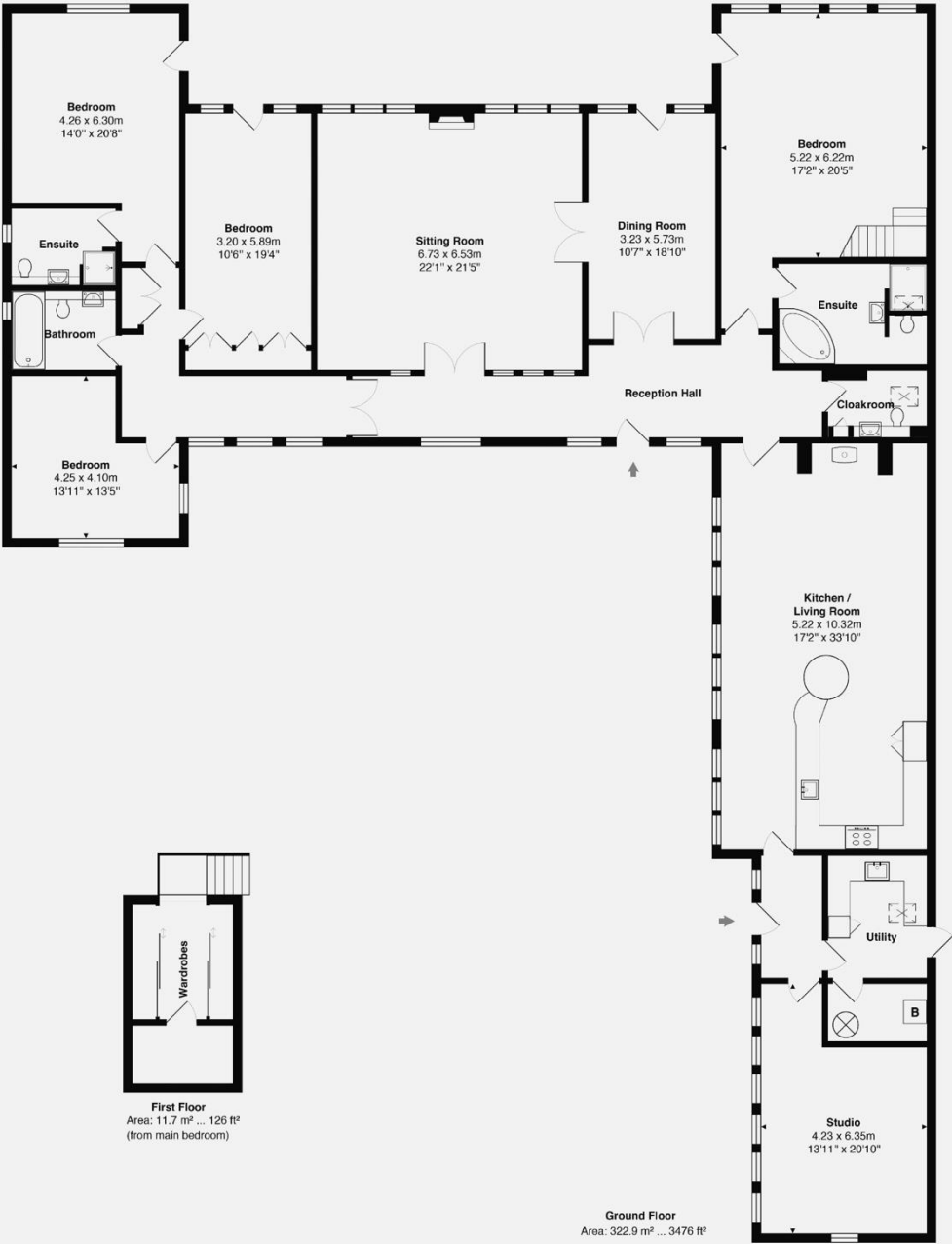
Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.



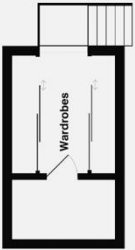
Larkrise, Batcombe



Approximate gross internal floor area of main building - 334.6 m² / 3,602 ft²



Area: 42.1 m² ... 453 ft²



First Floor
Area: 11.7 m² ... 126 ft²
(from main bedroom)

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.

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