

LODESTONE



Perrots, East Lydford





Perrots, East Lydford

TA11 7HA

Guide Price: £785,000

4 
Bedrooms

2 
Bathrooms

3 
Receptions

PROPERTY FEATURES

- Charming period family home
- 4 bedrooms, 2 bathrooms
- Grade II listed
- Recently renovated and modernised
- Approx. 2200 sq. ft. of accommodation
- Outbuildings with significant development potential
- Picturesque gardens and stunning views
- Immaculately presented





Perrots House is an unusually pretty, detached family home situated in Lydford. Originally dating from the late 1700s, this lovely home has recently been restored to its former glory with imaginative interior design and a comprehensive modernisation program.

Constructed with Blue Lias stone, the house has been entirely repointed, the roof has been re-laid with original Welsh slates, and it has been completely rewired and replumbed.

The interior has been renovated sympathetically with traditional lime plaster and farrow and ball casein distemper paint. It comes with a new Aqua efficient electric boiler and a smart heating system that can be controlled remotely from a phone. The current owners have truly succeeded in marrying the property's many period features with touches of modernity and it now offers the chance for a thoroughly contemporary lifestyle in the heart of the Somerset countryside.

The house is approached via an attractive hoggin driveway with space for a number of cars. A formal front door sits beneath a fine stone portico, embellished with Doric motifs, and centered in the Northern facade of the house, flanked by flower beds bursting with colour.

The entrance hall opens to two reception rooms and a spacious kitchen / dining room at the heart of the house. The drawing room features a Victorian black slate fireplace and a charming, stripped pine floor. There is a connecting door to the boot room. The sitting room is no less impressive with a Bath stone surround that lights up the fireplace, beautiful flagstones under foot, and a picture-perfect Georgian window that allows natural light to flood into the room.

A second door opens to a study and boot room that runs along the side of the house and incorporates a cloakroom. Tongue and groove paneling and exposed stone walls lend this versatile space real character – with its own entrance, this room could be adapted as a small self-contained space and act as a partial annex if combined with the drawing room.





The kitchen / dining area is stunning and features a Rangemaster cooker with induction hobs, an integrated dishwasher and space for an American styled fridge freezer, A trio of antique style lights illuminate a pretty island that impresses with a Belfast sink and a Cimestone quartz worktop. Aged elm boards underfoot extend to the dining area that is warmed by a woodburning stove, set within another beautiful Victorian slate fireplace. Off the kitchen is a Butler's pantry replete with an array of fitted units, timber worktops, drinks fridge and bespoke cupboards that house a washing machine and dryer.

An attractive staircase from the main hall leads to a spacious landing (with a reading nook that makes the most of breath-taking views overlooking the countryside) with access to a principal bedroom suite (with en-suite bathroom), three further bedrooms, and a shower room. The principal bedroom is elegantly furnished with stripped timber floors and antique lighting.

The en suite bathroom comes with tongue and groove paneling, a stand-alone clawfoot bathtub and a heated chrome towel rail. The other bedrooms variously offer built in and walk-in wardrobes, stripped and painted boards underfoot and stunning views of the gardens and beyond. Of particular note is the magnificent family shower room. Antique brass fittings grace the oversized shower and combine perfectly with a French marble vanity unit complete with a beautifully painted lavabo and Jim Lawrence lighting. Throughout the house, there is an eclectic range of furniture and furnishings that may be available by separate negotiation.

Outside

To the front of the house is an attractive Hoggin driveway with room for up to nine cars. This area runs into a covered flagstone courtyard and seating area ideal for entertaining on a summers evening. Beyond this are outbuildings that measure approx. 1000 sq. ft and are currently made up of a barn, a garage, a workshop, mezzanine and hayloft. There is also a sizeable wood store.





Whilst extremely useful in their current state, these buildings offer significant potential for redevelopment given the relevant planning consents. To the rear of the house is a pretty lawn framed with a dry-stone wall and perfectly situated to enjoy stunning uninterrupted southerly views. Alongside the West wall is a charming and sheltered terrace, which takes advantage of the evening sun with gates that open to the front.

Situation

Lydford is a very popular and peaceful village with a close-knit and friendly community. Local amenities include Budgens in Lydford Cross Keys and several good pubs that number the Red Lion in Babcary and the Quarry in Keinton Mandeville.

Not far away is Ditcheat, well known as home to Paul Nicholls's racing stables and Barbers farmhouse cheese. It has a good farm shop, an excellent primary school and two good pubs, the Manor Inn and the Alhampton Inn. There is a thriving village hall and parish church. Local shopping can be found in nearby Castle Cary and Bruton, home to the Hauser and Wirth gallery and restaurants that include "At the Chapel" "Osip" and the Pharmacy. Also close is 'The Newt' "one of the most exceptional country house hotels Britain has seen" according to the Telegraph.

The gardens are open to the public and allow visitors to walk in amazing woodland gardens and eat in the various restaurants there. Local supermarkets include Tesco and Aldi in Shepton Mallet, Sainsburys in street and Waitrose in Wells. Other local attractions include Clarks Village in Street, Stourhead Gardens, Babington House, (Soho House's country mansion) and Longleat Safari Park.

Transport links are excellent with Castle Cary's mainline railway station to London and the South West just five minutes' drive away. The Podimore roundabout and the A303 is just a seven minute drive.





Schools

Local independent schools include All Hallows and Hazelgrove prep schools, Millfield prep and senior, Downside and the Bruton schools. Local state schools include Ansford Academy, Sexeys Bruton and the Blue school in Wells.

Local Authority: Somerset Council Post code: TA11 7HA

What 3 words: stooping.outpost.released

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

Council Tax Band: F

Guide Price: £785,000

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

Water Supply: Mains

Sewerage: Mains

Heating: Electric

Broadband: Fibre direct to property. 500 MB download. 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: off road parking

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: N/A

Rights and Easements: N/A

Flood Risk: Low risk

Coastal Erosion Risk: N/A

Planning Permission: N/A

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

Energy Performance Certificate: N/A

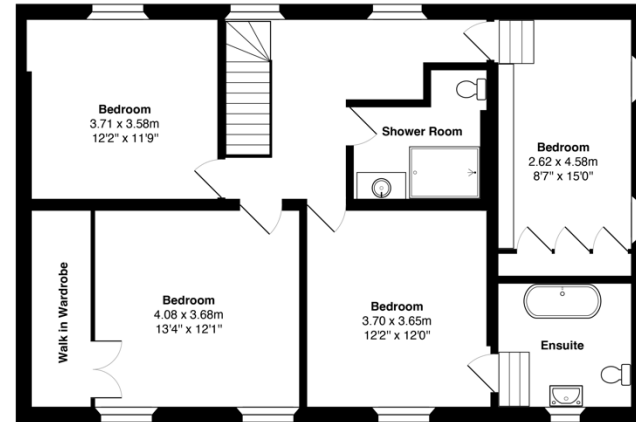
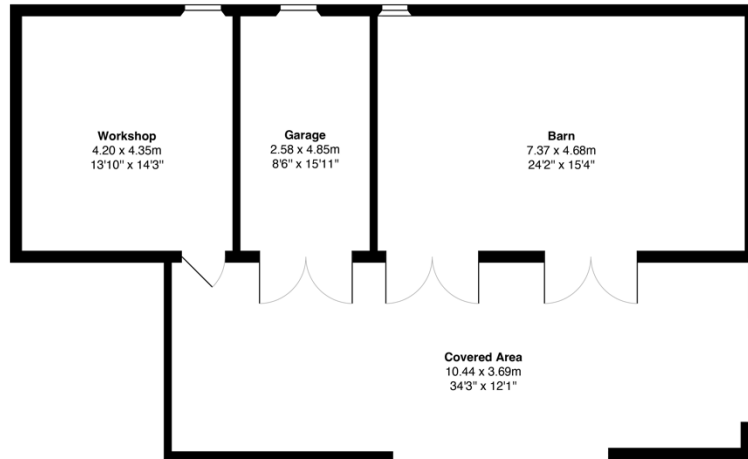
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Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating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

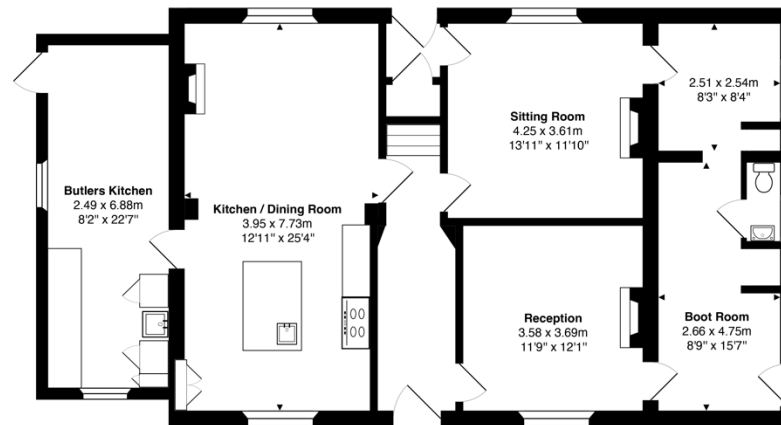


Perrotts, East Lydford

Approximate gross internal floor area of main building - 270.9 m² / 2,917 ft²
(including outbuildings, excluding covered area)



First Floor
Area: 92.6 m² ... 997 ft²



Ground Floor
Area: 178.3 m² ... 1920 ft²

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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