

LODESTONE

Where home happens

Bruton Branch

01749 605099

bruton@lodestoneproperty.co.uk

www.lodestoneproperty.co.uk



Rose Cottage

Castle Cary BA22 7LY

- Stunning 3 bed 3 bath contemporary house
- Beautiful gardens
- Home office
- Superb village location
- Breath taking views
- Immaculately presented
- Double garage
- Eco friendly



Rose Cottage is an unusually beautiful contemporary house situated in the picturesque village of North Barrow. The original house built approximately 12 years ago, has been lovingly restored and renovated to an exceptionally high standard and is now a luxurious home full of character and charm. High quality building materials have been used both internally and externally with impressive attention to detail. The house is approached via a pretty driveway that culminates in a gravelled parking area for several cars. A pretty front door opens beneath a charming veranda to a hall with access to a delightful ground floor bedroom and an equally impressive wet room. Along the hall is a spacious utility/boot room and a fabulous kitchen dining area at the heart of the house. The veranda that shelters the front terrace also opens to a comfortable home office. The kitchen itself is luxuriously furnished with a three oven electric aga and integrated appliances that include a Bosch dishwasher and fridge freezer. A fabulous island with a solid oak work top doubles as a breakfast bar and is illuminated by a pretty recessed lighting unit. Leathered quartz work surfaces sit atop hand crafted shaker style units and complement a stylish Belfast sink. A natural stone floor is warmed by underfloor heating that extends through much of the ground floor. There is a wonderful open plan feel to the living area where natural light pours in through pretty windows and double doors open directly to the terrace outside. Equally charming is the sitting room, accessed from the kitchen. Glorious oak beams grace the ceiling and reflect the oak frames that define this beautiful room. A 'Clearview' wood burning stove warms the room from an attractive fireplace finished with a Bath stone surround. Glazed doors open fully to allow unimpeded access to the terrace and almost allow the gardens in. Triple aspect windows ensure an abundance of natural light.

Off the sitting room is a rear hall with a cloakroom (with a sink, worktop and space for a washing machine) and stairs that climb to the first floor. The principle bedroom is beautiful and adorned with a charming Juliette balcony with stunning views of the Somerset countryside. The en-suite bathroom is elegantly furnished with a Bette bath, Booth & Co taps, a heated chrome towel rail and a marble surround that frames the washbasin and natural stone tiles from fired earth. Two built in laundry cupboards offer ample space for storage. Also off the landing is the third bedroom that also comes with an elegant en-suite bathroom. These glamorous rooms are further enriched by more fabulous oak beams that vault the





ceilings. Outside To the front of the house is a generous double garage and parking for several cars. Also on the West side of the garden is a timber clad garden store and a variety of raised beds that offer the potential for home grown produce. To the East, well-manicured lawns sweep away from a seasoned stone terrace to the near boundary. The landscape is peppered with fruit trees and a cascade of irises light up a pretty pond. The garden can also be accessed via a gate that opens to the road allowing for the possibility of a self-contained shepherd's hut. Of particular note are the breath taking views of the Somerset countryside that extend as far as Glastonbury Tor. Summary Rose Cottage is an unusually beautiful house. Constructed with a stylish combination of natural stone, white render and slate on the roof it exudes charm and sophistication. It has been renovated with flair and imagination and the attention to detail is evident everywhere. It has also been built with green credentials and is heated with both discreetly positioned solar panels and an air source heat pump. There is also potential to enhance the current accommodation.

There is currently planning permission to add a conservatory to the kitchen along with permission to convert the existing double garage into a family room and to construct a new double garage in the grounds. Details can be found on www.southsomerset.co.uk 22/03103/HOU

Situation

The small parish of North Barrow lies south-west of Castle Cary and is one of the six pilgrim villages that were on the ancient pilgrimage route to Glastonbury. Good local restaurants and pubs include The Kingsdon Inn in Kingsdon and The Red Lion in Babcary. Castle Cary (fifteen minutes away) is an attractive, small market town and has many independent businesses that include a variety of shops, boutiques and galleries. Local supermarkets include Waitrose in nearby Sherborne and Morrisons in Wincanton. The ever-popular town of Bruton is also close by and is well known both for its restaurant "At the Chapel" and "The Roth Bar" at the world-renowned Hauser & Wirth Gallery, The Old Pharmacy and Osip. The Newt in Somerset is a superb Grade II listed house and estate that has been transformed into a hotel, spa and visitor centre and



features a restaurant using fresh produce from the kitchen garden, a café and a farm shop together with wonderful woodland walks and gardens. For further shopping and recreational activities Frome, Bath, Bristol, Wells and Salisbury are all within easy driving distance. Transport links are excellent with the A303 within easy driving distance and Castle Cary's mainline railway station with direct services to London, just seven miles away.

Schools

There are primary schools in nearby Castle Cary and Bruton, and secondary schools at Ansford, Castle Cary and The Gryphon in Sherborne. Independent schools in the area include Hazelgrove, the Park, Kings School, Bruton and Bruton School for Girls, and Sherborne boys and girls.

Services: Mains Water, Solar panels and air source heat pump, Private drainage

Local Authority: Somerset Council Council Tax band E

Directions: What three words: owls.evenings.officials Postcode BA227LY T



enure Freehold

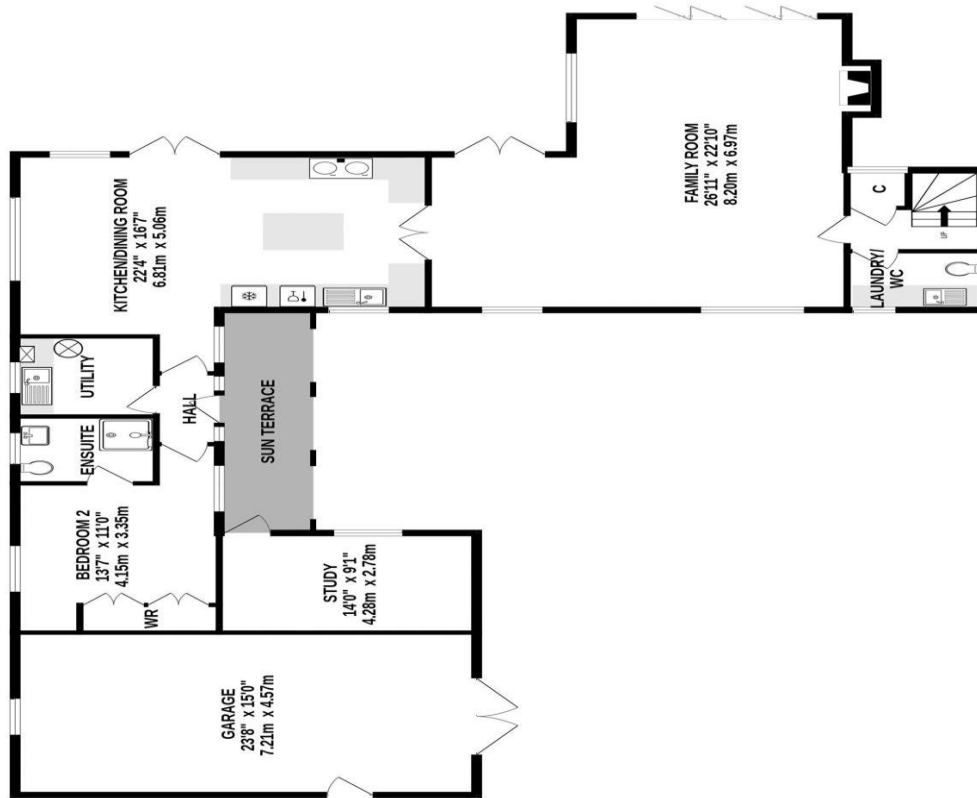
EPC rating -B Energy Performance Certificates are available on request.

PLEASE NOTE LODESTONE HAS SEVERAL PROPERTIES THAT ARE BEING DISCREETLY MARKETED ONLY ON OUR WEBSITE – www.lodestoneproperty.co.uk Lodestone Property | Estate Agents | Sales & Lettings Wells | Bruton | Shaftesbury



MONEY LAUNDERING REGULATIONS 2017 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.

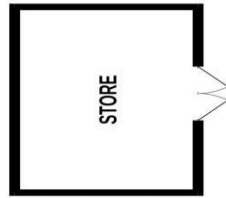
GROUND FLOOR
178 sq.ft. (16.5 sq.m.) approx.



1ST FLOOR
607 sq.ft. (56.1 sq.m.) approx.



STORE
170 sq.ft. (15.8 sq.m.) approx.



ROSE COTTAGE

TOTAL FLOOR AREA : 2541 sq.ft. (236.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2023

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.