

# LODESTONE



Batch Cottage, West Cranmore





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# Batch Cottage, West Cranmore

BA4 4QL

Guide Price: £1,150,000


3/4   
Bedrooms

2   
Bathrooms

4   
Receptions

## PROPERTY FEATURES

- Picture perfect rural idyll
- 3/4 bedrooms, 2 bathrooms
- Grade II listed
- Immaculately presented
- Stunning South West facing gardens
- Double garage and off-street parking
- Excellent village location
- Approx. 4 acres of garden, paddocks and woodland
- A further 3.5 acre field available by separate negotiation

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This picture perfect rural idyl is a rare gem of a property and is perfectly situated in the centre of Cranmore in the heart of the Somerset countryside. Of particular note are the two acres of stunning gardens and a fine 2-acre paddock that lie to the South West of the house.

Dating back to 1742, this lovely home retains a wealth of period features and has recently been subject to a comprehensive refurbishment program that included three new chimneys, new barge boards and fascias, new lime render and roof repairs to the thatch.


Seasoned stone steps rise through the front garden to a front door that opens beneath a pretty porchway to the hallway. This allows access to an open plan dining room / sitting room which in turn opens to a conservatory at one end of the house. This beautiful room is elegantly furnished with oak beams and mullion windows that lend it real character. A woodburning stove sits beneath a fine Douling stone fireplace and doors open directly to the gardens.

The conservatory is fully glazed and comes with a limestone floor and French doors to a second terrace. Also on the ground floor is a comfortable study and a luxurious kitchen. The latter is beautifully finished with granite worktops atop hand crafted units that house a Bosch dishwasher and washing machine, a 6 hob rangemaster cooker and an oversized Belfast sink. Fully glazed French doors open to the garden and allow natural light to flood the room.

A pretty flight of stairs rises to the first floor comprising a principal bedroom suite (with en suite bathroom and dressing area) two/three further bedrooms and a family showroom.

The principal bedroom is charming and comes with oak beams in the ceiling, a dressing area, and an en suite bathroom with both a claw foot bathtub and a shower.

Bedrooms two and three are equally pretty and all have beautiful views of the gardens.

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Stretching out above these rooms is a spacious boarded loft accessible via a ladder and a hatch.

## Outside

What sets this house apart are the magnificent gardens, paddocks and woodland that extend to four acres. Immaculate lawns sweep away from a pretty stone terrace to mature beech hedging and a post and rail fence that frames the paddock. A graceful rose walk combines beautifully with fine box hedging and circular sculpted planting to give parts of the garden a formal feel. A pretty Dovecot provides a focal point.

Elsewhere, other parts of the garden have been left to grow wild encouraging a host of wildlife and wildflowers. The landscape is further enriched with Acers, silver birch and Cornus that lend shade in the summer.

A small gateway leads from the gardens into two further acres of picturesque woodland which forms the Southern boundary of the property and shelter the occasional steam train that runs along the East Somerset railway. The woodland is home to a wide variety of native trees, blackberry bushes and twelve remarkable compost bins.

Adjacent to the gardens is a well-kept paddock serviced by two stables and a feed store. Closer to the house is a fully fenced chicken coop, a traditional garden shed and a greenhouse with electricity and water. Several raised beds sparkle with an abundance of Dahlias, foxgloves, alliums, phlox, and sweet William.

A footpath runs alongside the property and allows access to 'little Meadow' a three and half acre field bordered by stock fencing and given over to grass. This field may be available by separate negotiation.

To the front of the house a private gravelled driveway offers parking for several cars and there is a double garage along with an EV charger.

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## Situation

Batch Cottage is ideally located in the middle of the village and is part of a friendly community that now occupies what used to be Manor Farm. 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.

Resting on the rolling Mendip hills, West Cranmore is about 30 minutes from the World Heritage City of Bath and nearby Bristol. Closer still is the famous Cheddar Gorge, the historic Cathedral City of Wells and the ancient market towns of Frome, Castle Cary and Bruton. The latter is well known for its upmarket restaurants that include Osip, At the Chapel and the pharmacy, as well as being home to the Houser and Worth Gallery and the popular Roth Bar.

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).

## Directions

Postcode BA4 4QL

What3Words: snowmen.computer.brothers

**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:** D

**Guide Price:** £1,150,000

**Tenure:** Freehold

### PART B

**Property Type:** Detached

**Property Construction:** Stone built with thatched roof.

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

**Electricity Supply:** Mains

**Gas:** bottled

**Water Supply:** Mains

**Sewerage:** Mains

**Heating:** Oil-fired central 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:** parking for multiple vehicles and a 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're not aware of any other significant/material restrictions, but we'd recommend you review the title/deeds of the property with your solicitor.

**Rights and Easements:** There is right of way outside the boundary of the property along a small picturesque path. We're not aware of any other significant/material restrictions or rights, but we'd recommend you review the Title/deeds of the property with your solicitor

**Flood Risk:** N/A

**Coastal Erosion Risk:** N/A

**Planning Permission:** N/A

**Accessibility/Adaptations:** This property is accessed via steps.

**Coalfield Or Mining Area:** N/A

**Energy Performance Certificate:** N/A

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.



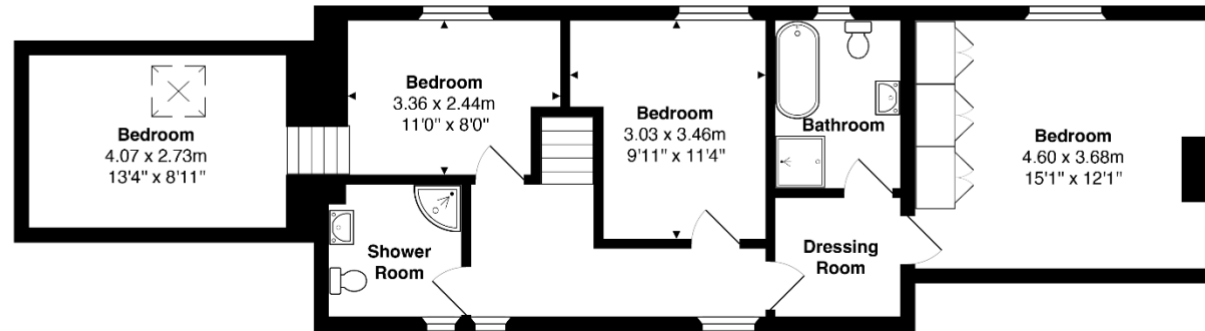




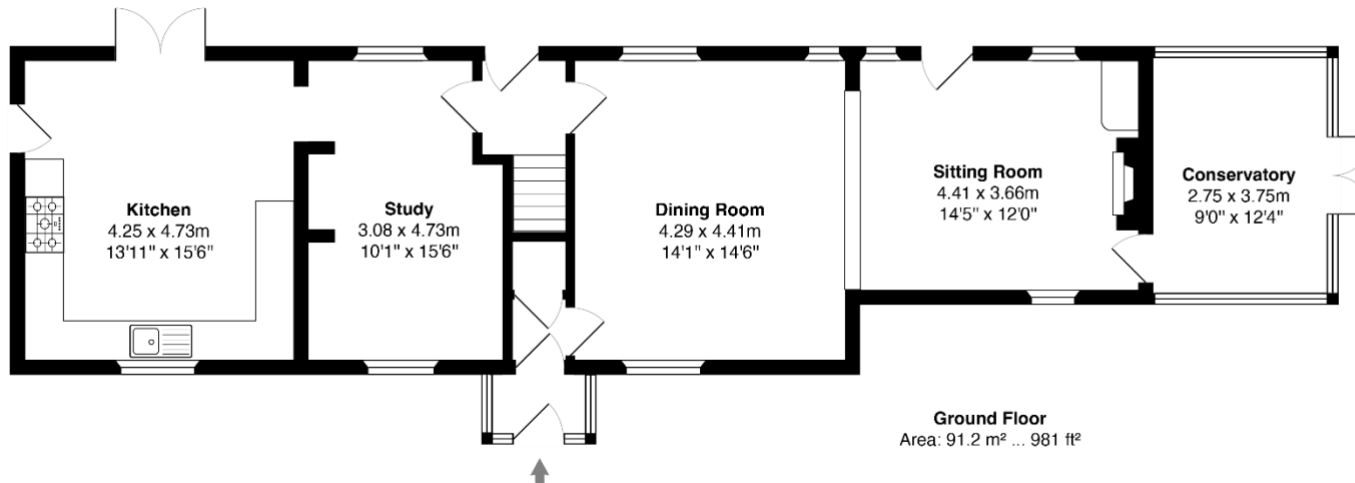
# Batch Cottage, Cranmore



Approximate gross internal floor area of main building - 165.6m<sup>2</sup> / 1,782 ft<sup>2</sup>



**First Floor**  
Area: 74.4 m<sup>2</sup> ... 801 ft<sup>2</sup>



**Ground Floor**  
Area: 91.2 m<sup>2</sup> ... 981 ft<sup>2</sup>

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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