

# LODESTONE



The Ford, Lovington









# The Ford, Lovington

BA7 7PS

Guide Price: £1,195,000

4   
Bedrooms

2   
Bathrooms

1   
Receptions

## PROPERTY FEATURES

- Picturesque, detached family house
- Large contemporary kitchen with large glass doors
- Master en suite with vaulted ceiling and walk-in wardrobe
- Under floor heating in the kitchen
- Sitting room with open fire
- Garden and grounds of approximately 1 acre
- Fantastic location for Castle Cary station (5-minute drive), A303 and local schools
- Not listed
- 1 bed Annexe







The Ford is a truly picturesque family house that fronts onto the River Brue set in approx. 1.5 acres of land in near the village Lovington dating from the 17th century and originally a small rural cottage, the property has been extended and renovated in recent years and now offers stylish accommodation that extends to just over 2000 sq. ft.

The house has been reroofed, replastered, rewired and re-plumbed in 2021-2022, and new triple glazed windows were installed throughout much of the property. With its river frontage and pretty gardens this is a rural idyl yet just a stone's throw away from Castle Cary and all the amenities that this popular market town has to offer.

The Ford is approached via a private drive that runs along the side of the Garden Room. The front door opens to a reception hall defined by a beautiful, exposed stone wall and oak boards underfoot. A wood burning stove sits beneath a fine stone lintel and warms the room. Along one wall is a fitted cupboard made from the same larch panels used to clad the exterior walls of the extension.

Off the hall is a cosy sitting room set in the oldest part of the house where a Bath stone fireplace and timber beams lend the room real character. Also from the hall is a cloakroom and access to a large kitchen dining space that occupies the entire ground floor of the later extension. Fully glazed sliding doors offer direct access to the terrace outside and allow natural light to flood into the room.

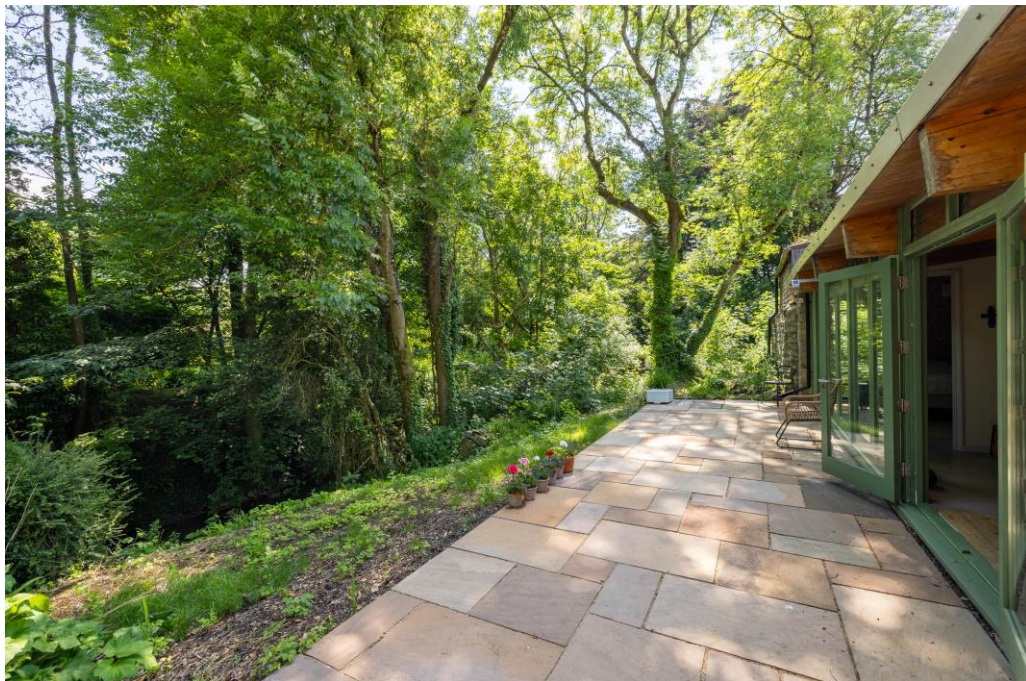
The kitchen is generously equipped with ample storage space with two AEG ovens, an induction hob, and an integrated dishwasher and quartz worktops. Underfloor heating warms the room beneath a beautiful green slate floor that extends throughout the ground floor. A utility room and perfectly sited walk-in pantry lie adjacent to the kitchen. A staircase rises from the sitting room to the first floor where the original part of the house accommodates two bedrooms, a family bathroom, and a study area.











Both bedrooms enjoy views of the garden. The bathroom is contemporary in style with clean lines, white tiles and fittings and a rain shower over the bath. With whitewashed stone walls, the study allows access to a third bedroom and the principal bedroom suite that comes with an en-suite bathroom and dressing room. All these rooms are elegant and contemporary in style. The en-suite bathroom is particularly impressive with great views across the garden seen to best advantage whilst sitting in the freestanding bath.

The principal bedroom rises to a double height ceiling and features a picture window that also allows superb views of the garden.

### **The Garden Room**

In the grounds is a delightful 1 bed annex known as “The Garden Room”. Originally a derelict row of residential dwellings, it has recently been refurbished and now offers significant ancillary accommodation to the main house or the opportunity to let for an additional revenue stream. The kitchen is fully equipped and features a dishwasher, fridge, and microwave oven and induction Hob whilst the open plan living area is warmed by a stylish and impressive woodburning stove.

### **Outside**

Immediately adjacent to the house is a timber decked terrace that sits alongside a lawn framed by a charming stone wall. The landscape stretches away beneath a canopy of mature trees to the near boundary. Stone steps cascade down between two straddle stones towards the river and a small seating area that directly looks over the River Brue. Some areas of the garden have been left to grow naturally allowing wildflowers and wildlife to flourish in the long grass.

### **Situation**

The Ford is situated in the pretty village of Lovington where there is an excellent local bakery in the village and good local pubs.





These include the Red Lion in Babcary and the Alhampton Inn in Alhampton. Just 3 miles away is Castle Cary, a bustling town with many attractive and historic buildings including its 19th century Market house and the 18th century Roundhouse. The main street offers an assortment of individual shops, cafes, restaurants, and delicatessens. Market day falls on a Tuesday where fish, organic vegetables and homemade breads are sold on the cobbles in front of the Market House. The Newt in Somerset is close by & the gardens are open to the public (via a membership scheme) and visitors are welcome to walk through amazing woodland gardens and to dine in the restaurants and cafes. The residents of The Ford are entitled to a discounted membership. Also close is the fashionable town of Bruton with several well-known restaurants that include “At the Chapel” Osip and the Pharmacy. It is also home to “The Roth Bar” at the world-renowned Hauser & Wirth Gallery. For further shopping and recreational activities Frome, Bath, Bristol, Wells are all within an hour’s drive.

Lovington Primary school is within easy reach and Ansford secondary school is situated in Castle Cary. There are excellent local independent schools nearby that include Millfield School, King’s School Bruton, Bruton School for Girls and also the state-owned boarding school - Sexey’s. The popular Brue Farm day nursery (catering for children from 3 months – 5 yrs and recently rated “outstanding” by Ofsted) is also within easy walking distance.

The A303 a few miles south provides a direct route to London via the M3 and there is a mainline rail service from Castle Cary to London Paddington (approx. 1.5 hours). Airports in Bristol and Exeter offer connections within the UK, Europe and beyond.

#### **Directions**

Postcode: BA7 7PS

What3Words: daunting.shepherds.graft

**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:**

**Council Tax Band:**

**Guide Price:** £1,195,000

**Tenure:** Freehold

### PART B

**Property Type:** Detached

**Property Construction:** Stone & timber framed extension

**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:** Private

**Heating:** LPG

**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:** For multiple cars

### 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

**Coastal Erosion Risk:** N/A

**Planning Permission:** N/A

**Accessibility/Adaptations:** N/A

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

**Energy Performance Certificate:** E

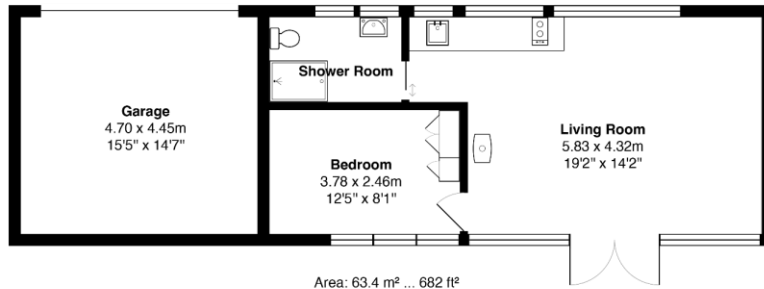
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Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating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



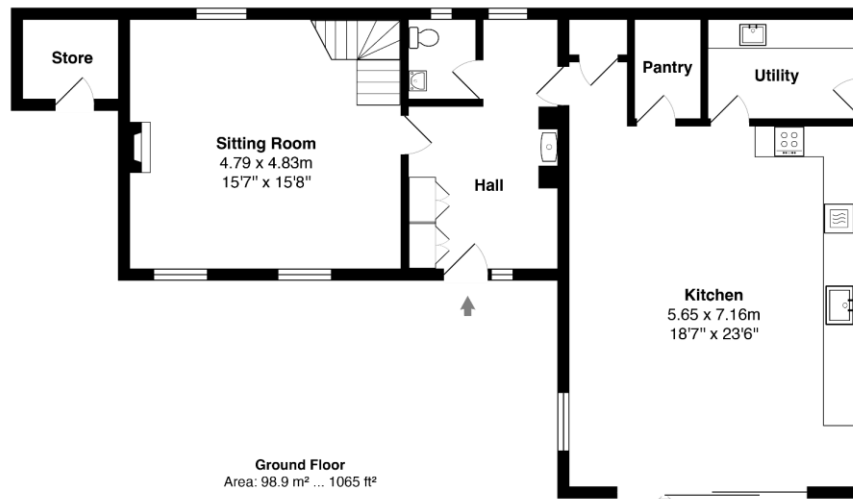
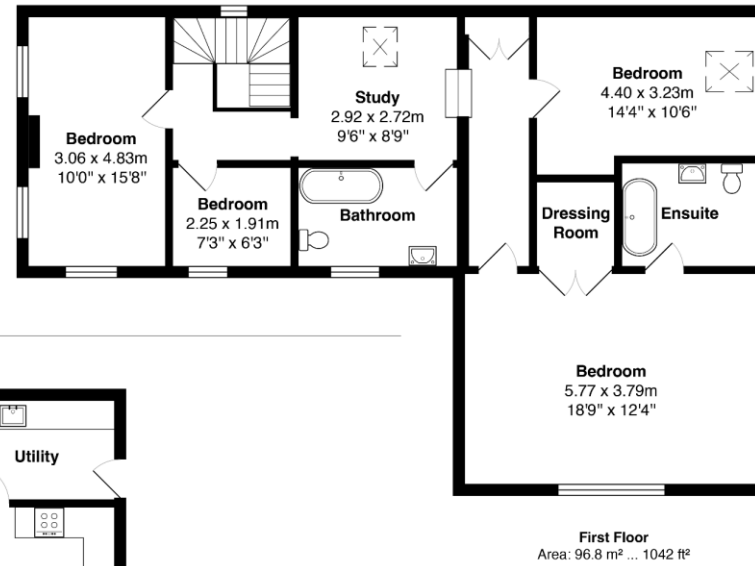






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Approximate gross internal floor area of main building - 195.7 m<sup>2</sup> / 2,107 ft<sup>2</sup>



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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