

# LODESTONE



Prospect House, Oakhill





# Prospect House, Oakhill

BA3 5HU

Guide Price: £1,200,000

5   
Bedrooms

3   
Bathrooms

3   
Receptions

## PROPERTY FEATURES

- Fabulous Victorian family home
- 5 bedrooms, 3 bathrooms
- 3 reception rooms
- Not listed
- Cinema room
- Stunning gardens
- Immaculate condition
- Approx. 3600 sq. ft. of accommodation





Prospect House is an impressive and substantial Victorian family home in the heart of Oakhill just 15 miles South of Bath.

Dating to the mid-1800s and defined by a wealth of quintessentially Victorian features, it has been sympathetically and imaginatively refurbished and now offers luxurious accommodation laid out over three floors.

The front door opens beneath a classical Victorian latticed canopy that embellishes the front, South facing façade of the house. A fine entrance hall is defined by a beautiful tessellated tiled floor and an elegant staircase that climbs to the first floor. The two primary reception rooms are elegantly furnished, and feature ceilings framed with traditional cornicing, original period fireplaces and beautiful bay windows that afford pretty views to the front lavender garden and allow natural light to pour in. Original parquet floors and fine bespoke built-in cabinetry lend these rooms real character.

The main hall opens to an inner hall via an internal doorway with access to a cloakroom, a conservatory and a third reception room, a cosy family sun room replete with an original flagstone floor and a wood burning stove set into a beautiful fireplace. The corridor finally opens to a luxurious kitchen with every conceivable amenity. Bespoke cabinetry and shaker styled kitchen units sit beneath beautiful granite worktops that incorporate a double Belfast sink. A 4-oven Gas AGA warms the room and is perfectly positioned in the chimney breast. With an impressive limestone floor underfoot, ample space for a kitchen table and chairs and French doors that open directly to the terrace outside, this is very much the beating heart of the house. A well-equipped utility room comes with all the usual appliances and is positioned just off the kitchen.

A fine staircase rises from the hall to a magnificent landing area with access to a primary bedroom suite, two further bedrooms, a family shower room, and a study. A secondary staircase climbs to the top floor with two further





bedrooms, a shower room and a sixth bedroom currently used as a home cinema room.

All these rooms are beautifully furnished and variously come with original fireplaces, beautiful timber floors and fabulous picture windows. Set amidst the eaves, the rooms on the top floor exude their own charm and individual character.

The bathrooms are no less impressive and feature a Victorian stand-alone claw foot bathtub, heated chrome towel rails, oversized showers, natural stone floors and premium fixtures and fittings. This is an impressive family house that has retained much of its original character and charm – with imaginative interior design and thoroughly modern features, the air is one of understated luxury throughout.

#### Outside

The house is approached via a pretty boxhedge pathway that runs through the front garden. The picturesque gardens to the rear of the house are well established and mostly laid to lawns that extend to the boundary walls.

The garden has an abundance of well-maintained flower beds and is a gardeners dream.

A pretty terrace is accessed via doors from the kitchen and mirrors a second, seasoned stone terrace adjacent to the main lawn. Further afield is a perfect BBQ area with garden furniture set beneath a charming timber frame, whilst raised beds close to the boundary offer the opportunity for home grown produce. The landscape is variously embellished with a variety of mature evergreen trees and roses light up the North façade of the house. This stunning garden also boasts as sophisticated outdoor lighting scheme highlighting the lawn and patio areas.

#### Situation

Prospect House is situated in the picturesque Somerset village of Oakhill approximately 14 miles south of the City of Bath and approximately 6 miles from Wells. The village has a thriving community and includes the Oakhill







Inn, a very popular gastro pub, a doctors' surgery, and a primary school and village hall.

Other local attractions nearby include the village of Cranmore, well known for the East Somerset railway with its steam trains and its excellent pub, the Strode Arms.

The surrounding countryside that includes the Woodland Trust owned Beacon Hill Woods offers endless opportunities for walking with Cranmore Tower on the doorstep surrounded by its own ancient beech woodland. The area is rich in wildlife and is a nature lovers' paradise.

The well-known Bath and West Show ground is only 10 minutes away, home to everything from the famous country show to regular antiques markets. In nearby Shepton Mallet, Tesco's and Aldi can be found with a Waitrose available in the nearby historic city of Wells. Wells lies 7 miles to the west and is the smallest Cathedral city in England offering all the usual amenities of a market town.

The high street is vibrant with a variety of independent shops and restaurants and pubs as well as a twice weekly market and a choice of supermarkets. At the very heart of the city is the medieval Cathedral, Bishop's Palace and Vicars' Close, reputed to be the oldest surviving residential street in Europe. Further attractions include the Wells literary festival, the very well attended Food Festival, and many regular Arts festivals while both the Cathedral School and the Cathedral itself often host musical concerts.

Ten miles to the East is Frome, one of Somerset's most fashionable market towns and recently featured in the Sunday Times as the best place to live in Somerset.

The town has a comprehensive choice of pubs and restaurants and shops and all the usual amenities. Founded in 2013, the "Frome Independent" is an award-winning independent street market that is held on the first Sunday of every month and attracts 80,000 people a year. Other local attractions include the Poacher's Pocket pub within walking distance, the Talbot Inn in Mells, Babington House, Soho House's country mansion, Stourhead Gardens, and the





Longleat Estate. Increasingly popular open water swimming and scuba diving are available at nearby Vobster Quay, a 36-acre freshwater lake which is just over a 10-minute drive away. The Mendip Golf Club, with stunning views across the Levels to the Bristol Channel, is just a 5-minute drive away.

Transport links are excellent with Castle Cary's mainline railway station just 16 minutes away and providing links to London (within 1 hour 26 minutes), Wales and the whole of the South West of England.

The A303 with direct access to London and the South West is a 20-minute drive. Bristol airport is just 30 minutes away.

#### Schools

First rate local state and independent schools include the Blue School in Wells, Downside School and the Bath schools, Writhlington School, All Hallows Prep School, Wells Cathedral School and Millfield. Transport links are excellent – the house is well located for both Bristol (18 miles) and Bath (14 miles) with excellent access to the M4/M5 and mainline stations, and A303 to Devon and Cornwall.

There are also trains that run from Castle Cary (approximately 11 miles) to London Paddington taking approximately 90 minutes. Bristol Airport is 17 miles away.

#### Directions

Postcode BA35HU

What three words: [stretcher.crew.orchids](http://stretcher.crew.orchids)



**Viewing by appointment only.**

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## 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:**

**Guide Price:** £1,200,000

**Tenure:** Freehold

### PART B

**Property Type:** Terraced

**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:** Gas

**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:** On road

### 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:** N/A

**Coastal Erosion Risk:** N/A

**Planning Permission:** None

**Accessibility/Adaptations:** N/A

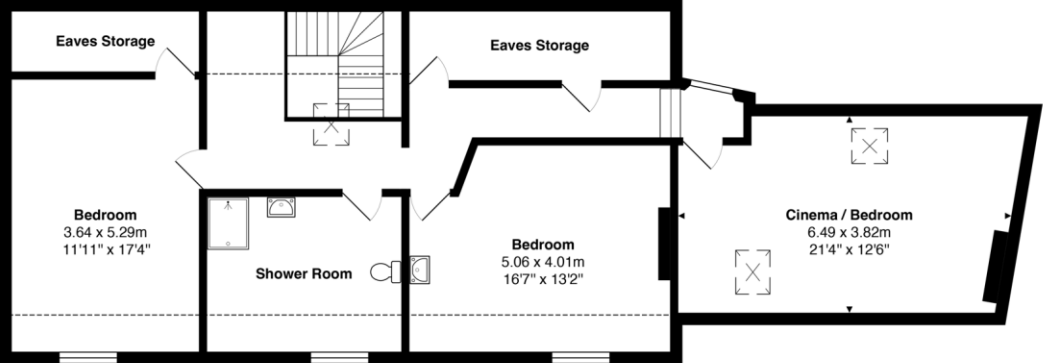
**Coalfield Or Mining Area:** N/A

**Energy Performance Certificate:** D

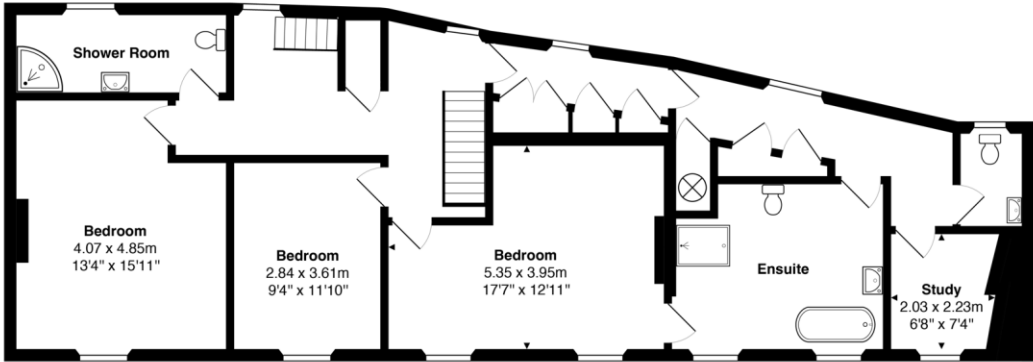
No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot 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.

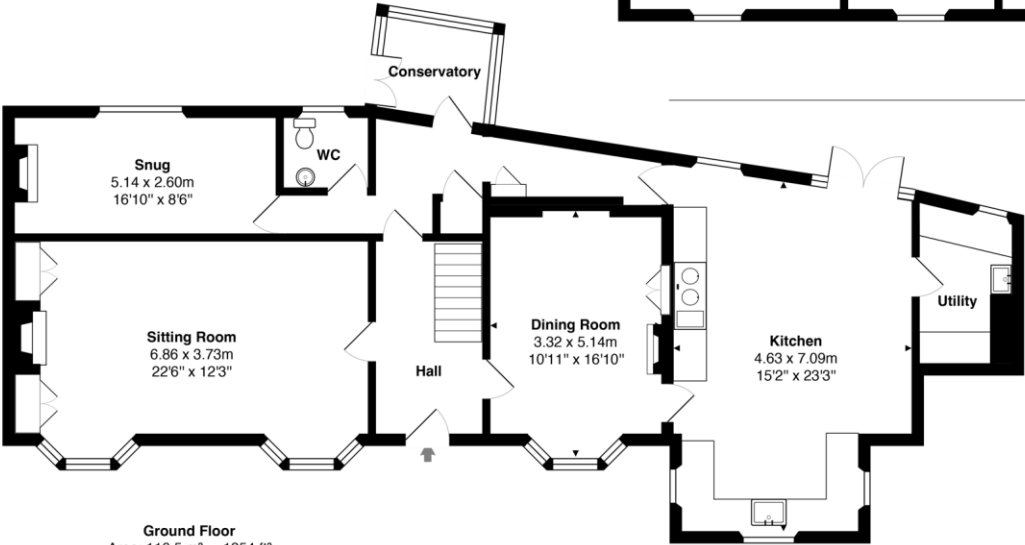
# Prospect House, Oakhill



**Second Floor**  
Area: 110.5 m<sup>2</sup> ... 1189 ft<sup>2</sup>



**First Floor**  
Area: 109.1 m<sup>2</sup> ... 1175 ft<sup>2</sup>



**Ground Floor**  
Area: 116.5 m<sup>2</sup> ... 1254 ft<sup>2</sup>

Approximate gross internal floor area of main building - 336.1 m<sup>2</sup> / 3,618 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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