

LODESTONE



The Brambles, Babcarry





The Brambles, Babcarry

TA11 7DZ

Guide Price: £1,495,000

4 
Bedrooms

5 
Bathrooms

3 
Receptions

PROPERTY FEATURES

- A striking and contemporary home with eco features
- 4/5 bedrooms, 5 bathrooms
- Meticulously presented with stunning landscaped garden
- Excellent sought after village location
- Private parking for numerous vehicles







The Brambles is an exquisite modern masterpiece, constructed in 2024 and gracefully nestled in the highly coveted rural village of Bab Cary voted Somerset village of the year in 2018, surrounded by undulating countryside yet conveniently located just a ten-minute drive from the A37.

This remarkable residence has been crafted with unparalleled precision and visionary design, showcasing high-end finishes that culminate in a stunning family home, harmoniously integrated into its picturesque country setting. Every room within this elegant home is bathed in natural light, adorned in a palette of neutral tones by the developer, ensuring an air of sophistication permeates throughout. The property also boasts a meticulously designed contemporary garden area, enhancing its allure.

The exceptional specifications include an air source heat pump, underfloor heating throughout, ambient lighting, wiring for a terrace hot tub, electric gates, a 10-year building warranty, porcelain tiles throughout, LED lighting, a state-of-the-art alarm system, triple glazing, multiple outdoor lighting and digital thermostat-controlled heating.

Upon arrival, one is captivated by a stunning porcelain pathway flanked by lush lawns, either side leading to the south facing front garden, elegantly bordered by wrought iron fencing. The residence is constructed from traditional local blue Lias stone, complemented by a grand green oak-framed front entrance. Stepping into this truly magnificent home, one is enveloped by an inviting ambiance, accentuated by a floor adorned with exquisite porcelain tiles with underfloor heating warming the area and a magnificent solid oak staircase featuring a glass balustrade, enhanced by a walnut handrail (still to be completed). The expansive hallway opens onto a versatile office (or fifth bedroom), a stylish downstairs bathroom and ample cupboards for storage and belongings. The vast hallway gracefully leads to double glass-panelled doors that unveil the heart of this splendid home the sprawling kitchen and dining retreat, resplendent with stunning porcelain tiled flooring.

The kitchen is a culinary dream, showcasing a bespoke minimalist contemporary design featuring a central island with walnut finishes and a luxurious marble top. Equipped with top-of-the-line AEG appliances this kitchen includes two individual ovens, an integrated microwave, warming drawers, an integrated coffee machine, a 900mm six-ring induction hob, a rise and fall extractor fan, a Quooker hot water tap and an InSinkRator waste disposal unit fitted underneath the kitchen sink.







A magnificent wine cooler caters to an impressive collection of up to eighty bottles, making this space ideal for grand family gatherings. Bifold doors seamlessly connect the interior to the vast porcelain out door terrace, creating a wonderful setting for entertaining and enjoying the stunning vistas of the rear garden and countryside. A well-appointed laundry room conveniently leads off the kitchen, providing access to the side of the house, perfect for unloading groceries. All designed thoughtfully in harmonious natural palettes.

The stunning oak staircase ascends to a spacious, finely carpeted gallery landing, offering framed views of the front garden. A large chandelier is centrally positioned, casting a warm glow throughout the space. The sumptuous master suite serves as a private sanctuary, featuring an ensuite bathroom adorned with veneered walnut finishes, a heated towel rail, complemented by a skylight. A magnificent walk-in walnut wardrobe area enhances the opulence of this high-end residence. In addition, this home boasts three further bedrooms, each with exquisite bathrooms, and one featuring an additional walk-in wardrobe. Each room is designed with sophistication and modern fixtures, with the two rear bedrooms offering bifold windows that open to reveal breathtaking views of the landscaped garden and rolling countryside. Upstairs there is ample storage space and two expansive lofts can be accessed via built-in ladders ensuring practicality alongside luxury.

Outside

The Brambles is approached via the charming Babcary village road. Porcelain steps lead up to the south-facing front garden, framed by elegant box hedging. Bare metal-edged borders enhance the modern aesthetic, while wrought iron fencing ensures security. To the rear, a stunning contemporary oasis awaits, featuring a grand porcelain terrace, bordered by modern landscaping and box hedging, with two magnificent potted olive trees framing the pathway. The garden is further enhanced by elegant stone walling that delineates its boundaries, adorned with espalier apple and pear fruit trees. Steps ascend to a generously sized lawn area, flanking a vast porcelain-tiled path, complemented by newly planted borders enriched with coned bay trees, ceanothus plants, and mature trees, including a notable pine tree, creating a serene sanctuary. Notably access can be gained via a side road to the property leading to the electric gates. Fencing elegantly defines the boundaries at this end of the property, ensuring a harmonious blend of privacy and natural beauty. A gate leads to a spacious gravel driveway, featuring a triple carport and ample parking space for multiple vehicles. It is worth noting that this area holds the potential for future incorporation of an annex or office, further enhancing this exceptional property.





Situation

The Brambles is located in the charming village of Babcary, once described “as peaceful and inconsequential as a daisy” an unspoilt farming village with simple adorned cottages of local blue Lias and sat within sight of Glastonbury Tor. It is a quiet residential village with a stunning church and tennis courts. The heart of the village is the exceptional pub, The Red Lion, which is one of the many reasons that Babcary was voted as the best Somerset village in 2018.

The village is ideally located near to the idyllic market town of Castle Cary (rebuilt in 1855) which lies on the edge of rolling countryside. The main street offers an assortment of individual shops, cafes and restaurants, a delicatessen, a wine shop and a contemporary art gallery. The town has a superb doctors' surgery, pharmacy, vet, post office, fuel station etc. Market day is Tuesday when fish, organic vegetables and homemade breads are sold on the cobbles in front of the Market House. The neighbouring Newt in Somerset offers beautiful walks and a popular café.

Within a twenty-minute drive lies the popular historic town of Bruton with its several well known restaurants, pubs and bars including the Old Pharmacy, the newly opened Italian Da Costa, The Roth Bar and At the Chapel.

The mainline station is Castle Cary (London Paddington) with The Creamery trackside restaurant and farm shop owned by the Newt celebrating a primary gateway to Somerset. Whilst the A303/M3/M4 provide fast access to London and the South West Bristol Airport.

Schools

There is a wide selection of schools in the area, notably King's School Bruton, Millfield, Allhallows and Hazlegrove Prep Schools, Castle Cary Primary School and Ansford.

Directions

Postcode: TA11 7DZ

What.3.Words: parked.congested.mostly

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: TBC

Guide Price: £1,495,000

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: 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 numerous 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 flood risk

Coastal Erosion Risk: N/A

Planning Permission: N/A

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

Energy Performance Certificate: TBC

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.

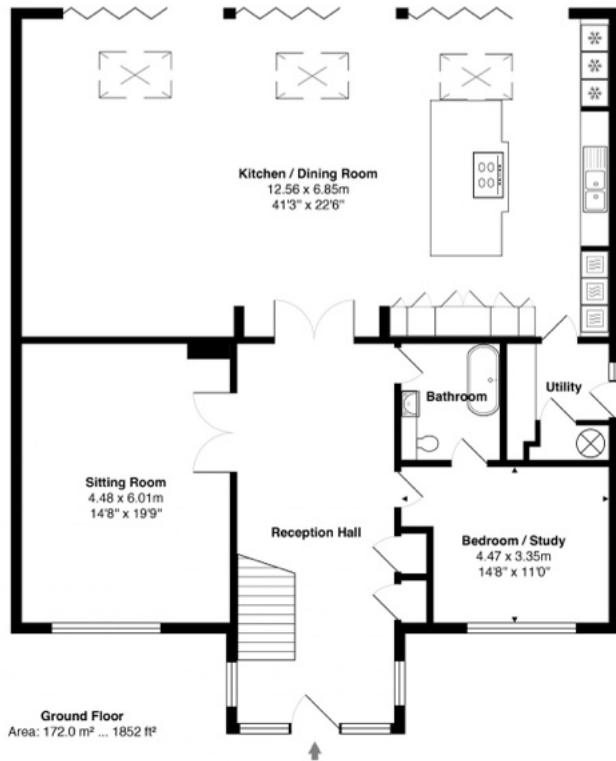
Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you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



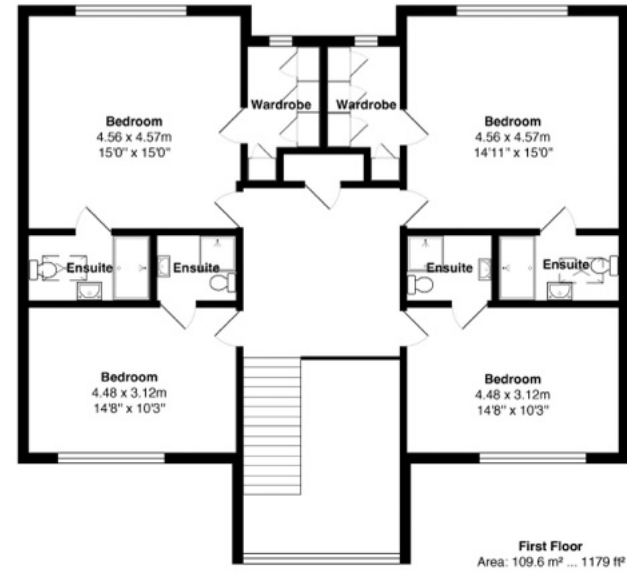
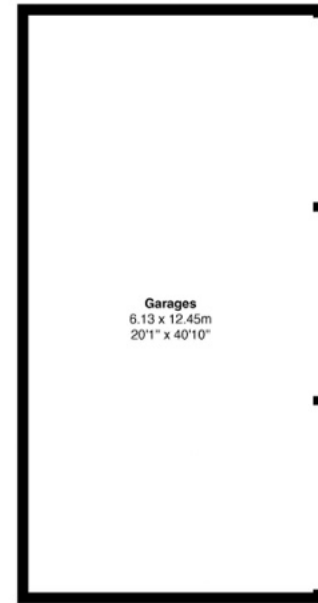
The Brambles, Babcary



Approximate gross internal floor area of main building - 281.6 m² / 3,031 ft²



Area: 76.3 m² ... 821 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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