

# LODESTONE



*Laburnum House, Sutton Montis*









# Laburnum House, Sutton Montis

BA22 7HF

Offers in the region of £995,000

5   
Bedrooms

2   
Bathrooms

4   
Receptions

## PROPERTY FEATURES

- A charming period house with 2 bed room annexe requiring updating, set in 3.5 acres in a quiet rural village
- Amazing views across Somerset countryside
- Two paddocks and stabling with electrical supply
- Mature landscaped garden with various outbuildings
- Close to Sherborne and good access to the A303
- Private parking for up to five vehicles, scope for further driveway
- The whole could be made into one sizeable 5 bed family home
- Over 3000 sq ft of accommodation









Laburnum House is located in the idyllic and tranquil village of Sutton Montis and is enveloped by breathtaking countryside. Upon arrival at the charming stone-walled entrance, one is immediately captivated by the privacy this family residence affords, and the huge scope offered to transform this period property into a modernised, fabulous, substantial family home by adjoining the main house and annex. The house also offers two paddocks and stabling. There are also excellent transport links, and good access to the A303.

On entering the house via an enchanting wooden porched area lies a hallway. The left-hand side of the hall leads to a sizeable family room with open fireplace. Opposite, is the formal drawing-room with another fireplace, built in shelving and cupboards. Both rooms maintain original sash windows and oak beam features. Also, downstairs, is situated a Blue Lias floored dining-room with fireplace and ample seating, leading on to a farmhouse kitchen, with built-in stone walled larder and a laundry room. The cooker appliance is Hotpoint with two ovens and an extractor fan. Off the utility room are doors adjoining the annex to the main house and a door out to the garden along with a downstairs cloakroom.



A staircase leads to a split and spacious landing area with a double bedroom with feature fireplace and a deep wardrobe, reaching out to be developed into an ensuite shower room. The master bedroom is located off the landing which boasts views over the Somerset countryside and neighbouring gardens. This floor also offers a landing study area, recently refurbished bathroom with heated towel rail and a further bedroom all with stunning views across the garden. There are









feature beams throughout the upstairs of this property, all areas are carpeted but could benefit from some updating. Off one of the bedrooms is a connecting door to the annexe.

### **Annexe**

This exceptional extra space is fully functional and self-contained but presents the opportunity for modification and could be considered to join the main house and make a wonderful large family home. The separate front door opens onto a spacious hallway with downstairs cloakroom, good sized sitting-room with gas fire and stone surround, built in shelving with double aspect views over the driveway and garden. A conservatory nestles off the sitting-room with dual doors opening onto a south facing terrace area perfect for morning coffee. The annex has a spacious kitchen with views out to the garden with a belling stove and fitted farmhouse dresser.

A large staircase leads to a landing area with built-in wardrobe. Off the landing is the master bedroom with an enchanting view of the garden, next door is a refurbished bathroom with skylight. There is a further bedroom with a door connecting to the main house. With some modernisation this property shows mass potential.

### **Outside**

A tarmac driveway leads to the front garden, framed by established hedging and mature shrubs. To the rear of the house lies a tranquil garden with terraced area and splendid views of Cadbury Castle, with defined boundaries of stone walling and beech hedging.









The main garden is mostly lawned with a herbaceous border and rose border with a stunning yew and damson tree. A large garden shed with both power and water supply, shows huge potential to convert into a family guest suite subject to p/p. Beyond the main garden area lies a delightful kitchen garden reached through a wooden gate incorporating a green house, along with an idyllic insulated studio. A garden paddock gate seamlessly connects to the two paddock areas as far as the eye can see, providing a picturesque backdrop to the property, with incredible views across the countryside and accentuating this wonderful garden.

To the side of the first paddock lies a sizeable stable block with loose box, tack room and feed store, again with both power and water supply, and an insulated garage. Beyond the stabling area a stunning Italian Oak lined avenue leads up to the top of the second paddock with sunset views across to Glastonbury and giving access to the lane. This could potentially be opened up to become the main driveway subject to any consents that may apply.

***Agent's note***

There is an additional paddock/field of approx. 3.4 acres available by separate negotiation.









### **Situation**

Laburnum House is ideally located in the middle of the village of Sutton Montis in the Southwest region of England. It boasts an active village hall, local tennis court, and the Anglican Church of the Holy Trinity. Sutton Montis lies halfway between the market town of Sherborne and Castle Cary, incorporating a vast range of shops and supermarkets along with direct mainline railway links to London. Whilst the A303/M3 provide fast access to London.

Other local attractions and amenities include various golf clubs and the heritage city of Bath and city of Bristol which are within very easy reach. The local pub at Corton Denham is walkable across the fields.

### **Schools**

There is a wide selection of both state and private schools in the area, notably Hazelgrove Prep School, Queen Camel Village School, King's School Bruton, Sherborne Girls and Boys School and the Gryphon School.

### **Directions**

Postcode: BA22 7HF

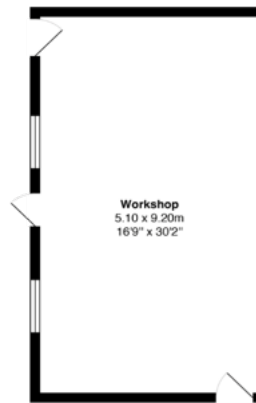
What.3.Words: walked.unlisted.calls

**Viewing by appointment only**

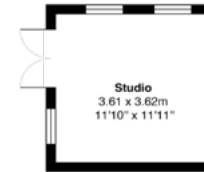


# Laburnum House, Sutton Montis

Approximate gross internal floor area of main building - 286.3 m<sup>2</sup> / 3,082 ft<sup>2</sup>



Area: 46.9 m<sup>2</sup> ... 505 ft<sup>2</sup>



Area: 13.1 m<sup>2</sup> ... 141 ft<sup>2</sup>



## 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: Dorset

Council Tax Band: G

Offers in the region of £995,000

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: Calor Gas Tank

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: Multiple

### PART C

Building Safety:

Restrictions: No

Rights and Easements: No

Flood Risk: Risk from rivers and seas – Very Low / Surface water - High

Coastal Erosion Risk: N/A

Planning Permission: Permission for garage next to stable

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

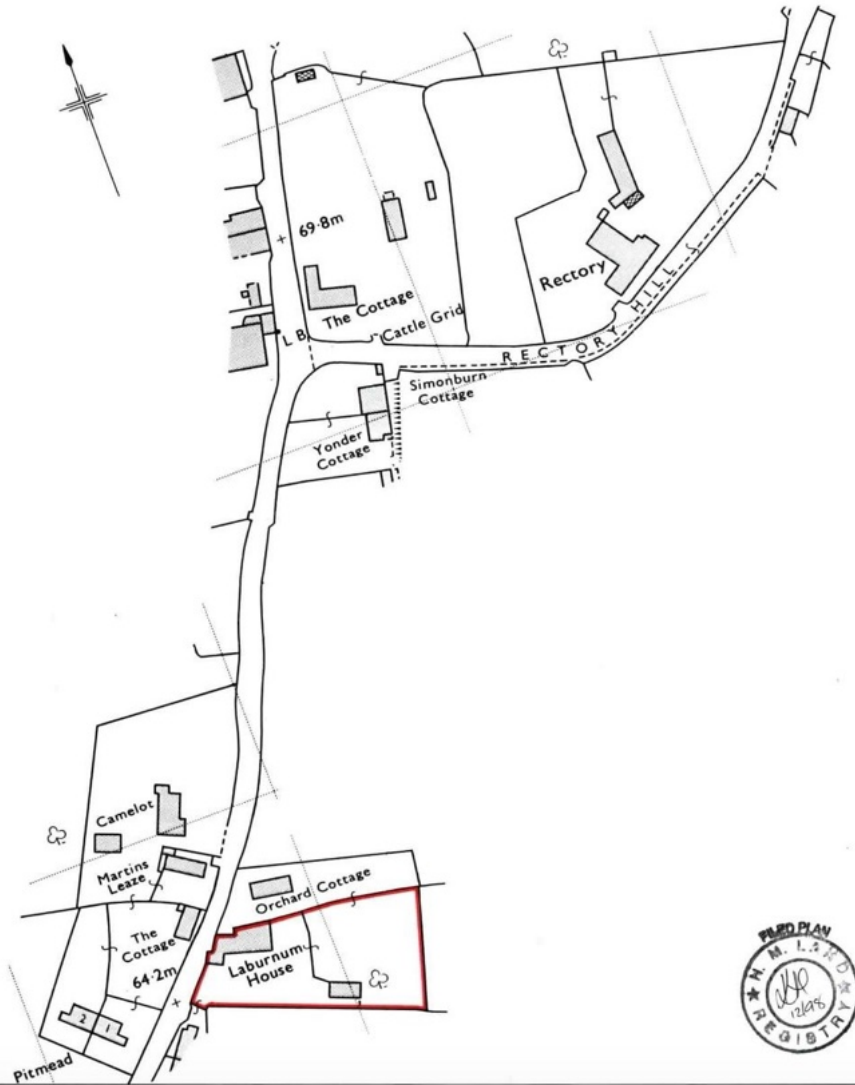
Energy Performance Certificate: TBA

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.

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H.M. LAND REGISTRY		TITLE NUMBER	
		ST 160997	
ORDNANCE SURVEY PLAN REFERENCE	ST 6224	SECTION B	Scale 1/1250 Enlarged from 1/2500
COUNTY SOMERSET	DISTRICT SOUTH SOMERSET	© Crown copyright 1989	



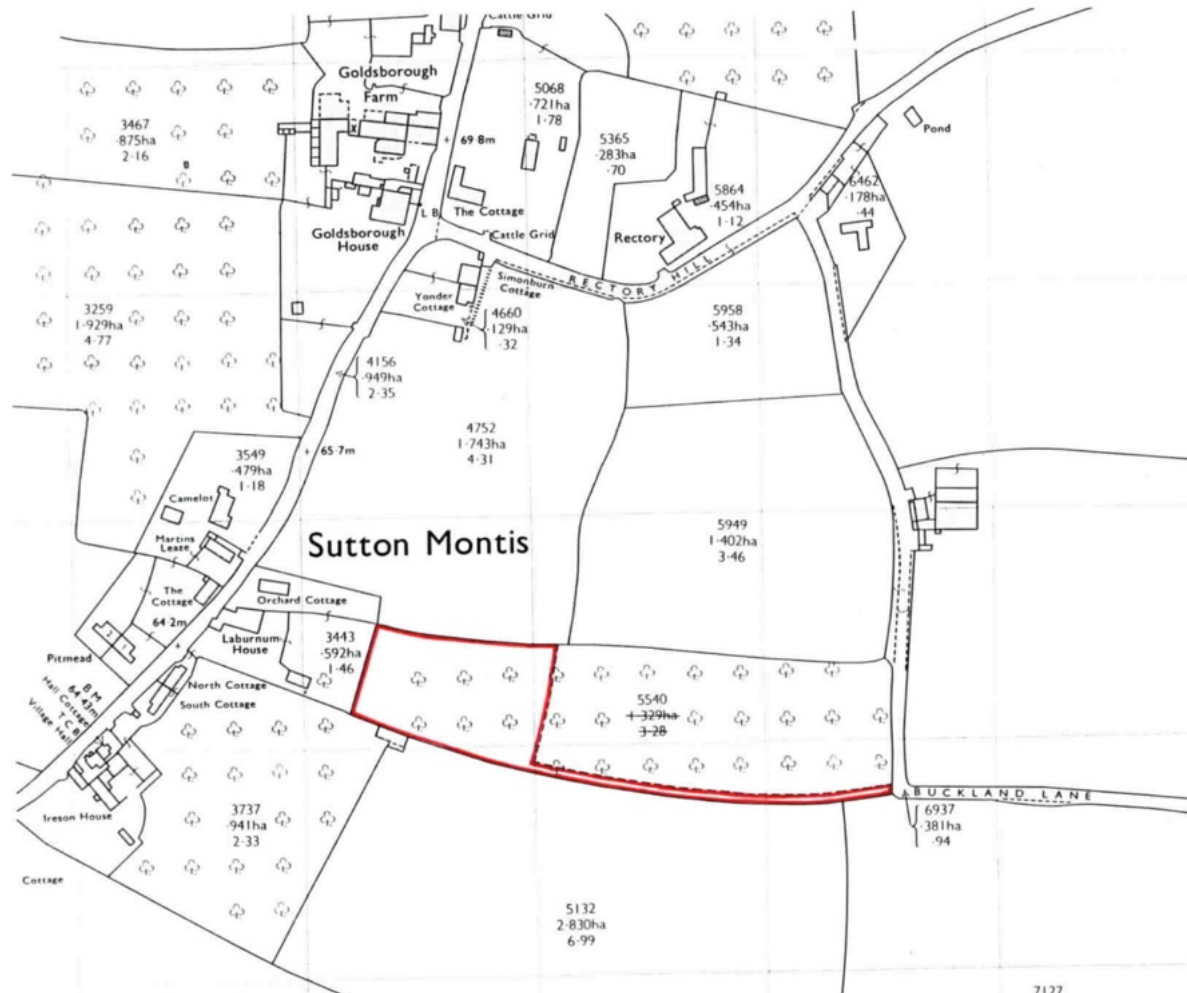


H.M. LAND REGISTRY		TITLE NUMBER
		<b>ST 64613</b>
ORDNANCE SURVEY PLAN REFERENCE	ST 6224	Scale 1/2500
COUNTY	SOMERSET	DISTRICT SOUTH SOMERSET
		© Crown Copyright

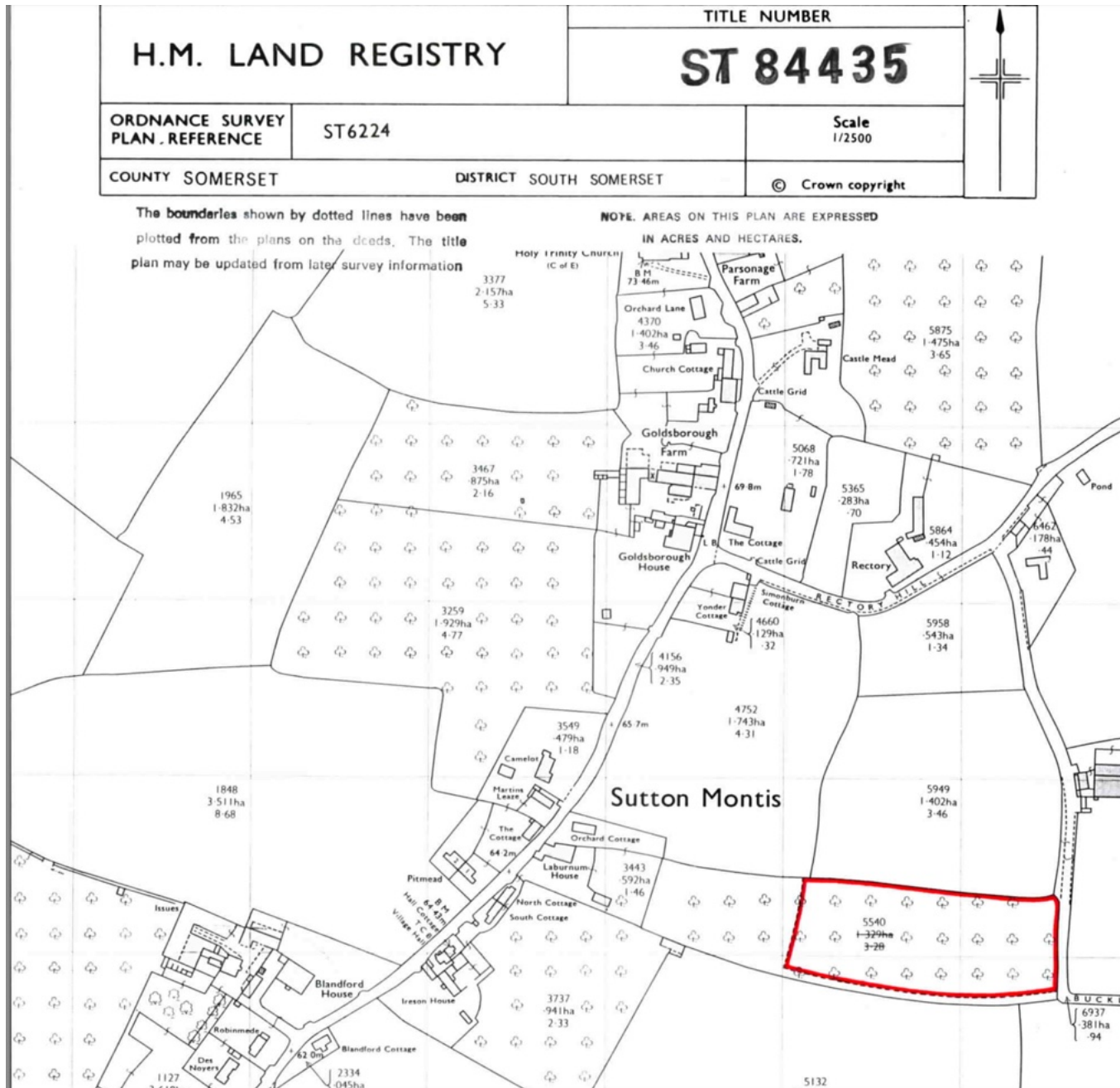


The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information.

NOTE. AREAS ON THIS PLAN ARE EXPRESSED IN ACRES AND HECTARES.







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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