

LODESTONE



The Old Station, Cole





The Old Station, Cole

BA10 0PJ

Guide Price: £1,100,000

3 
Bedrooms

3 
Bathrooms

2 
Receptions

PROPERTY FEATURES

- A charming and characterful home steeped in history
- Originally built as a railway station in 1875
- Accommodation all on one level
- Three bedrooms and three bathrooms
- Breathtaking countryside views
- Driveway with parking for up to four cars
- Beautifully landscaped gardens
- Not listed
- 0.5-acre plot





Nestled in the picturesque hamlet of Cole, just outside the highly sought-after town of Bruton, The Old Station offers a unique opportunity to own a charming and characterful home steeped in history.

Originally built as a railway station in 1875, this remarkable property has been lovingly restored and thoughtfully renovated, seamlessly blending period charm with modern comfort.

Having served as a station until its closure in 1966, The Old Station has been cherished by its current owners for the past 23 years. Importantly, the property is not listed, offering flexibility for future updates (subject to the necessary permissions).

Set entirely on one level, this inviting home has three bedrooms and three bathrooms. The original ticket office has been transformed into a delightful kitchen, complete with a two-oven oil-fired Aga, an eye level electric fan oven, induction hob, dishwasher, and ample cupboard space. Leading from the kitchen is the stunning Garden Room, an elegant extension added in 2002. Positioned where the original platform once stood, this bright and airy space serves as a dining and living area, featuring wooden sash-effect windows, underfloor heating, and breathtaking countryside views.

The spacious sitting room—accessed from both the Garden Room and the hallway—offers a wonderful flow throughout the home. With a wood-burning stove and large sliding glass doors opening onto the terrace, this is the perfect place to unwind. Further down the hallway, a utility room provides a practical space for laundry with space for a washing machine and tumble dryer.

The master bedroom includes a dressing area and ensuite bathroom, while two further double bedrooms—one with an ensuite shower room—offer comfortable accommodation for family or guests. A stylish family bathroom completes the layout.

The windows to the front elevation of the property are fitted with shutters which will remain in situ.





Outside

A charming five-bar wooden gate opens to a gravel driveway with parking for up to four cars. The beautifully landscaped gardens are a true haven, featuring a pond, mature trees, vibrant flower beds, and shrubs, creating a private and peaceful retreat.

A handy shed with electricity provides additional storage, and a small paddock at the garden's edge adds to the property's appeal.

Beyond the garden, uninterrupted countryside views are protected thanks to a shared field jointly owned by The Old Station's vendor and 11 neighbouring properties. There is even the potential to purchase the vendor's share of the field through separate negotiation.

A gate at the bottom of the garden offers direct access to this tranquil space.

With its fascinating history, thoughtfully designed living spaces, and idyllic surroundings, The Old Station is a rare find. Perfectly positioned just outside Bruton, it offers the charm of rural life while remaining close to excellent amenities, renowned schools, and vibrant cultural attractions.

Situation

The Old Station is situated in the peaceful hamlet of Cole, which is set just on the outskirts of Bruton.

Bruton is a desirable town with several well-known restaurants, pubs and bars including "At the Chapel" and "The Roth Bar" at the world-renowned Hauser & Wirth Gallery. The town also has a doctor's surgery, pharmacy, vet, post office, several mini supermarkets, fuel station and numerous independent shops.

Bruton is only 10 minute-drive from the very pretty town of Castle Cary which has a mainline railway station and The Newt. The small market town lies in the heart of the Somerset countryside. It has many independent businesses including shops, boutiques and galleries and at the weekly Tuesday market local producers gather to sell their wares including organic



vegetables, artisan bread, cheese, meats and fish. Other amenities include nursery, primary and secondary schools, health centre, dental practice, library, bank, post office, grocery stores, butcher, newsagent, chemist, pubs, restaurants and and tea shops.

Large supermarkets are located in Wincanton and Shepton Mallet which are both a short drive away. Gillingham (approx 20 mins away) has a Waitrose as does Sherborne (30 mins away).

For further shopping and recreational activities, Bath, Bristol, Wells and Yeovil are all within about an hour's drive. The A303 (6 miles) provides a direct route to London via the M3 and there is a mainline rail service from Bruton/Castle Cary to London Paddington (approx. 2 hours) and also the new train to Waterloo (Bruton).

Airports in Bristol and Exeter offer connections within the UK, Europe and beyond.

Schools

There are excellent local independent schools, within walking distance, to include King's School Bruton and the state-owned boarding school - Sexey's. Bruton has its own primary school and in close proximity are Millfield, Hazelgrove and All Hallows prep schools.

Directions

Postcode: BA10 0PJ

What Three Words: ///capacity.betraying.suiting

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: E

Guide Price: £1,100,000

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 and metered

Sewerage: Mains

Heating: Oil

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: Driveway

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: No

Rights and Easements:

Flood Risk: Very low

Coastal Erosion Risk: N/A

Planning Permission:

Accessibility/Adaptations:

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.





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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