

LODESTONE



The Batch Cottage, Chesterblade





The Batch Cottage,

BA4 4QU

Guide Price - £1,100,000

5 
Bedrooms

3 
Bathrooms

3 
Receptions

PROPERTY FEATURES

- 5-bedroom detached property
- Period character property
- Stunning views
- Rural outlook
- 1/3 of an acre
- 3 reception rooms
- Rural hamlet with community spirit
- Potential for reconfiguration / enhancements





The Batch Cottage is a quintessential country period property in a stunning rural setting, amidst Somerset's rolling hills. Originally two cottages, built in 1871, have been seamlessly combined to create this exceptional property. The Batch Cottage is a residence exuding rare charm and character. With higher ceilings than a conventional cottage and period features throughout, The Batch Cottage retains so much of its past whilst presenting an opportunity to reconfigure and further enhance its future. It offers wonderful and comfortable living in its current arrangement with the added benefit of enormous scope (with previous planning permissions granted).

The Batch Cottage is approached via a private driveway with ample parking for several vehicles. The cottage welcomes its guests into an inviting porch – an ideal space to shed the remnants of a country ramble before stepping into the formal entrance to the property. Greeted by a wealth of period features including original flagstones and stone mullion windows that sets the tone for the rest of the house. This formal dining area looks out over the beech hedge, walnut tree and beyond offering a delightful setting for entertaining guests or enjoying family gatherings and festive celebrations.



Beyond the dining area, the sitting room provides a space of warm and traditional elegance. Blessed with various period features such as flagstone floors and stone mullion windows and with the added benefit of a stone fireplace featuring a log burning stove to create a cosy atmosphere. A glass door leads to the rear terrace blurring the lines between house and garden in the warmer months to invite the countryside in. Windows provide further views to the glorious surrounds.

From the formal dining area, a more intimate breakfast room flows. The breakfast room includes another lovely stone mullion window drawing the outside in and providing pretty views during quiet morning coffee over the main garden, stone wall, beech hedge and open countryside beyond. A





capped original range hints at the history within these walls, while a doorway leads seamlessly into the kitchen. Here, wooden cabinetry offers ample storage, with space for an array of modern appliances, all complemented by pretty views across the main gardens. There is convenient access via a small porch to the garden allowing ease of flow between the kitchen and the rear terrace, essential for alfresco dining. A well-appointed utility room is located directly off the kitchen, with windows overlooking the garden ensuring both a practical and pleasant space while working. A cloakroom is also conveniently located here. The kitchen door is a fascinating artefact and is believed to have been sourced from the cellar at Longleat many years ago.

A bright staircase featuring a pretty porthole window ascends to the first floor, where two delightful bedrooms await - the principal bedroom and a further generous double. The principal bedroom is substantial and bright, featuring a stone mullion window and a porthole window offering vistas stretching across fields and beyond. There is built in storage and ample space for further furnishings such as an armoire, dressing table and comfortable seating, providing a private retreat to relax and unwind. An ensuite bathroom offering rural views of an apple tree and surrounding fields epitomise the setting of the cottage.

The adjacent double bedroom offers equally spectacular views across to the hills rising to Small Down Knoll, a Bronze Age hill fort, through the stone mullion windows. This bedroom is generous in size and character with ample space for an array of furnishings.

A large and pretty landing area offers itself as a further cosy reading nook, library, home office, bedroom or play area. From here there is access to a hidden delight – a space which runs the length of the kitchen, has areas of standing height and two windows. Currently used for easy access storage this could be utilised as a further room with some modifications, subject to planning and consents. A shower room is also very conveniently located off





of the landing. The landing area also benefits from a large airing cupboard and stairs leading to the second floor above.

These rooms are characterful and bright and comprise three versatile double sized rooms which can be configured as bedrooms, home-office spaces or studio depending on ones' needs. All of these rooms have mullion windows as well as Velux windows and offer spectacular outlooks across the surrounding countryside, offering a delightful working from home option. There are various storage options provided with built in cupboards located in the eaves. A large shower room serves this top floor, ensuring further practicality for this floor.

Outside

The Batch Cottage is an extraordinary property which is complimented by the grounds in which it proudly sits. Situated in an elevated position in the picturesque hamlet of Chesterblade; from every aspect of The Batch Cottage one can feast on the spectacular rural surrounds. With thoughtful terraces and strategically placed seating areas, one can easily follow the sun and enjoy the views from dawn till dusk.

The Batch Cottage is constructed predominantly from local stone with bands of blue lias. The front of the house is adorned with wisteria and a climbing rose evoking charm and romance. The front garden is bordered by hedging and a pretty stone wall with an original stile which formally provided access to the surrounding fields. A flourishing fig, damson, apple and walnut trees enhance the sense of rural abundance while the garden beds and vegetable patch cater to the keen gardener.

A large stone outbuilding and woodshed provide both power and water presenting further possibilities, from summer house to home office or artist's studio (subject to the necessary permissions). Adjacent is a raised sandstone terrace. This is a blissful suntrap perfect for al fresco entertaining or a peaceful





retreat beneath Somerset's skies and away from the bustle of the world. The gardens unfurl around the cottage and feature raised beds and a path meandering to a further terrace flowing out from the living room. The options for embracing the setting of this wonderful home are endless.

The Batch Cottage is more than a house, it's a home steeped in history, character and providing boundless potential. Standing proudly in this spectacular country side with rolling hills, wonderful meandering country walks and a community with spirit this is a rare opportunity to own a true rural jewel.

Situation

The Batch Cottage is perfectly located on the edge of Chesterblade and is one of a cluster of beautiful period properties that make up the hamlet. Its 12c church is central to the community and active with services such as Easter dawn. Chesterblade is perfectly situated to take advantage of some of Somerset's most sought after towns and villages. Approximately 9 miles to the West lies Wells which is the smallest Cathedral city in England. The High Street is vibrant with a small selection of chain stores such as Waterstones, plus a variety of independent shops, restaurants and pubs. There is a twice weekly market and a choice of supermarkets including Waitrose. At the very heart of the city is the stunning mediaeval Cathedral, Bishop's Palace with its superb garden and Vicars' Close (reputed to be the oldest surviving residential street in Europe). Wells is fast becoming the South West's go-to place for festivals with the annual food, literary, comedy and theatre events. The cafe culture within the Market Place offers a wonderful opportunity to sit and watch the world go by.

Approximately 10 miles to the east is Frome, one of its 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 retail outlets 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. Equally popular Bruton lies approximately 6 miles to the South with its famous Hauser and Wirth Art Gallery and Roth Bar. Babington House, Soho House’s country mansion lies approximately 9 miles to the North. Other local amenities include The Newt, just outside Castle Cary and Stourhead gardens, There is a collection of excellent local pubs that include the Strode Arms in Cranmore, The Poacher’s Pocket in Doultong, The Bell in Evercreech and the Three Horseshoes in Batcombe. John Thorners and Gilcombe farm shops are both local and excellent.

Schools

First rate local state and independent schools include the Blue School in Wells, All Hallows Prep, Downside, Kings Bruton and Millfield and Wells Cathedral School. The Bath schools are all accessible and include Prior Park, Monkton Combe and King Edwards.

Transport links are excellent with a railway station in Frome that connects to Westbury and from there, to London Paddington or the Southwest. There is also a mainline station in Castle Cary with direct links to London and the South West. The A303 is 14 miles to the South.

Directions

Post code: BA4 4QU

What3words: ///supple.gained.deflated

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: G

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

Sewerage: Private

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: Numerous

PART C

Building Safety:

Restrictions: N/A

Rights and Easements: N/A

Flood Risk: Very low risk

Coastal Erosion Risk: N/A

Planning Permission: N/A

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

Energy Performance Certificate: D

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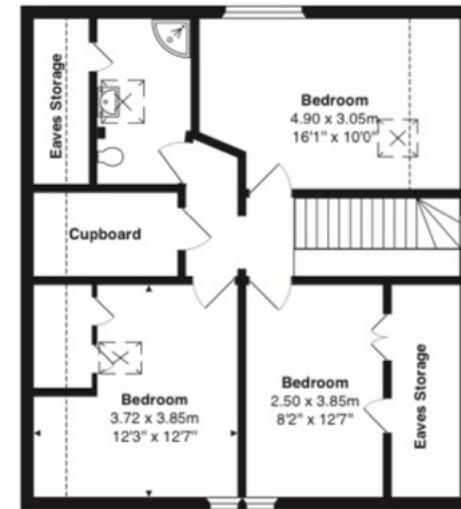
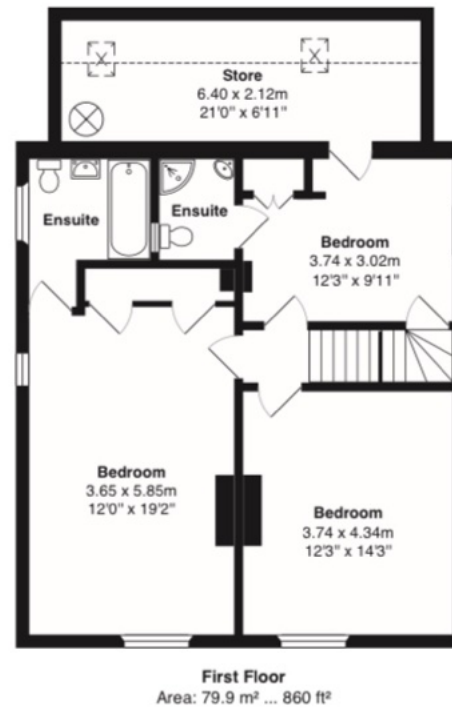
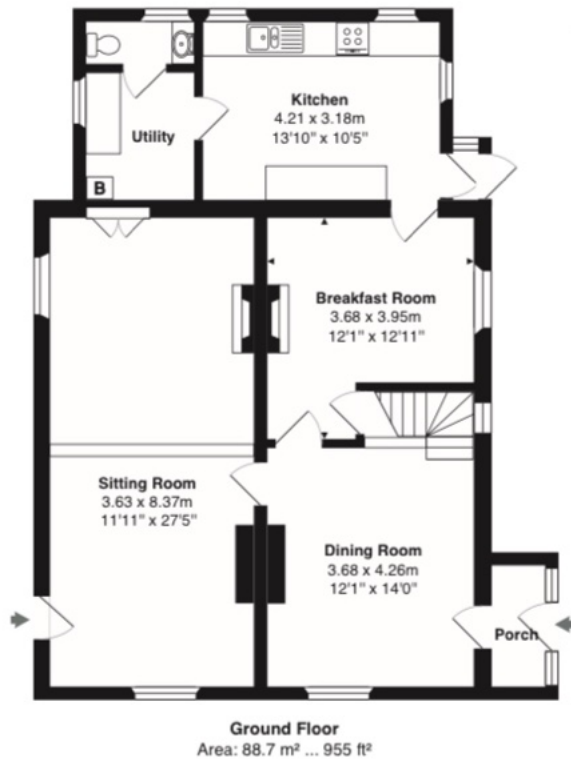
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Approximate gross internal floor area of main building - 236.2 m² / 2,542 ft²



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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