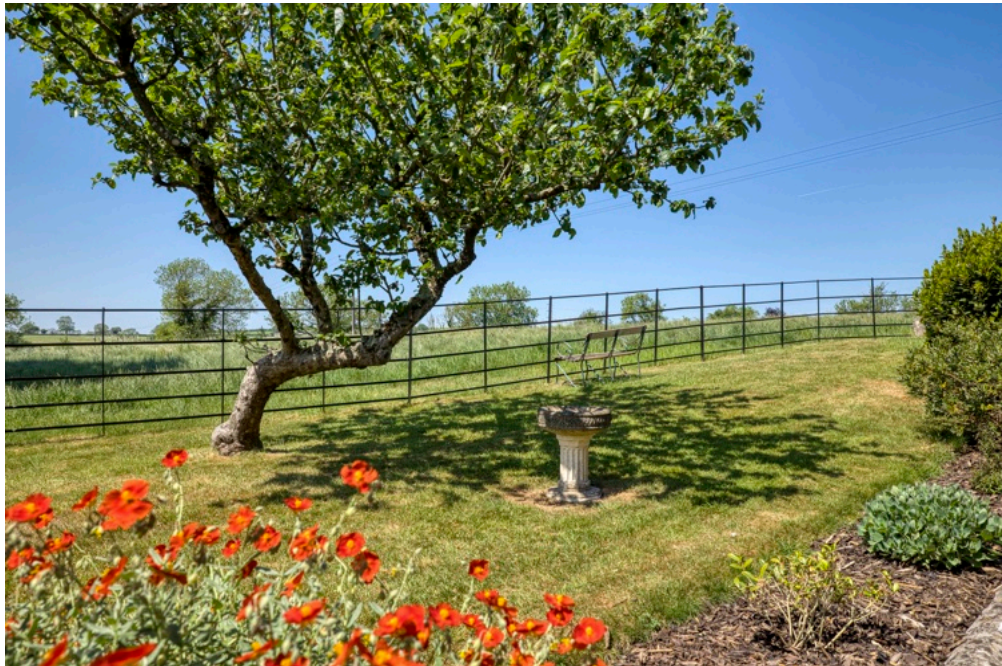


LODESTONE



The Batch Cottage





The Batch Cottage

BA4 4QU

Guide Price: £995,000

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
- Planning granted historically to extend





Nestled in an elevated position with far reaching views, deep within the Somerset countryside stands proudly this family home.

Originally two farm workers cottages in the late 1800's, they were merged into one, creating a comfortable 5-bedroom family home with flexible living. Whilst in need of some gentle modernisation in parts, the house has been well maintained throughout addressing much of what can't be seen to the eye such as rewiring as well as what can be seen whilst managing to retain much of the originality of the building. Furthermore, the current owners were historically granted planning permission, in 2014, to evolve the house further and these plans can be viewed on the Somerset Planning Portal, 2014/2297/HSE.

The principal reception areas comprise a formal sitting room which extends some 27ft, a family/living room and the breakfast/dining room which lies directly off the kitchen. These rooms all enjoy attractive views across and in some instances, direct access to the gardens that surround the house and the rolling countryside beyond.

The house boasts 5 bedrooms which are set out over two floors. The first floor has a generous landing and is home to the principal suite which has an ensuite bathroom and the guest room which is served by a shower room on the landing. There is also an excellent walk in storage area which could be adapted to make an office potentially.

The second floor has a family shower room serving the three bedrooms on this floor and there is excellent eaves storage in the shower room and one of the bedrooms.







Outside

There is no escaping the truly spectacular countryside that surrounds The Batch Cottage.

The mainly lawned gardens which surround the property are bounded by mature hedging, flower beds and estate fencing. A spacious patio area which can be accessed from the kitchen and utility room as well as the sitting room, is ideal for dining on those long summer evenings.

There is a stone outbuilding and log shed which have power and water. The current owners have explored converting these outbuildings to habitable space and linking them to the house.

Situation

The rural hamlet of Chesterblade enjoys a truly spectacular rural position with numerous paths and bridleways that wind through the Somerset countryside, close at hand. Locally there are some excellent pubs and farm shops and a little further afield are The Newt and Babington House. Some of Somerset's highly regarded towns and cities are easily accessible.



The Cathedral City of Wells lies approximately 9 miles to the West and Frome 10 miles to the east. For day-to-day needs, the popular town of Bruton lies approximately 6 miles to the South where there is a train station offering regular services to London Waterloo whilst Castle Cary, approximately 7 miles away offers direct services to London Paddington. The A303 lies approximately 14 miles South.

The area is blessed with some excellent state and independent schools such as Blue School in Wells, Kings School Bruton, Millfield and Wells Cathedral School

Directions

Post code: BA4 4RQ

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: Somerset Council

Council Tax Band:

Guide Price: £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: 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: 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: 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

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.

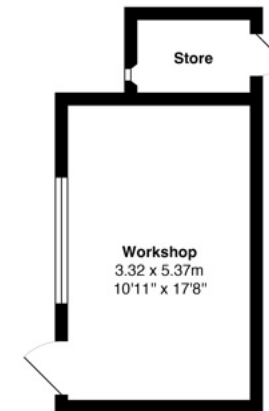
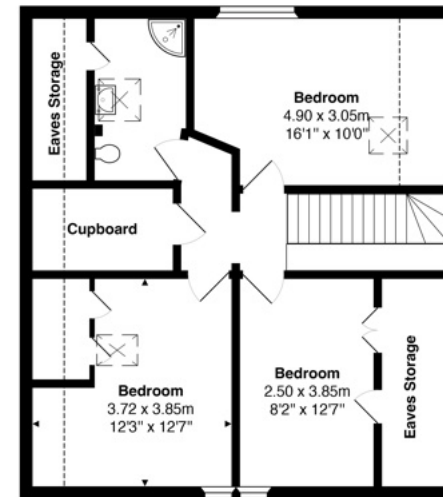
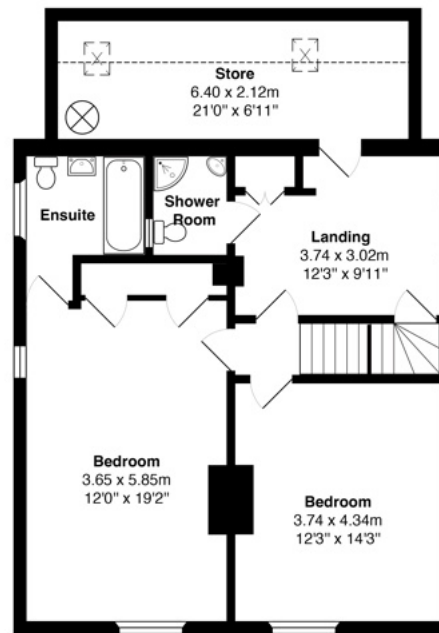
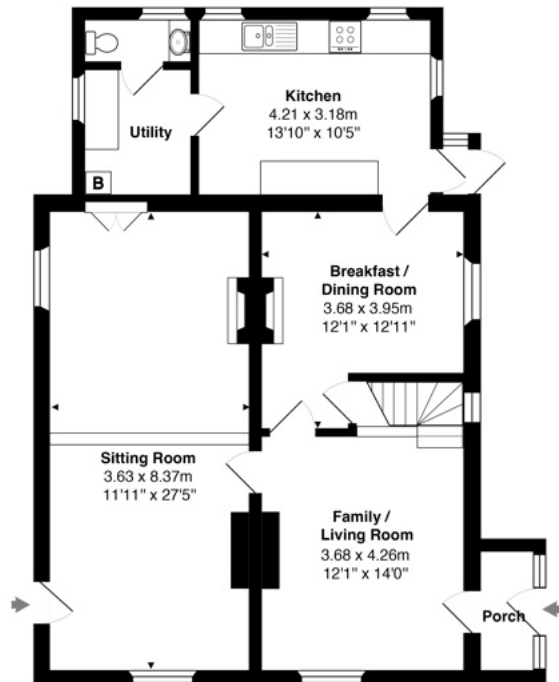
Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you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



The Batch Cottage, Chesterblade



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



Area: 21.0 m² ... 226 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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