

# LODESTONE



Crossways Cottage, Stoney Stratton





# Crossways Cottage, Stoney Stratton

BA4 6DZ

Guide Price: £495,000

4   
Bedrooms

2   
Bathrooms

2   
Receptions

## PROPERTY FEATURES

- Grade II listed village property
- 4 bedrooms and 2 bathrooms
- Private courtyard with potting shed
- Charming country garden with Summerhouse
- Planning permission to create a stunning breakfast room
- Off street parking for two cars
- Excellent views of Small Down Knoll and roaming countryside





Crossways Cottage is set in the sought after picturesque village of Stoney Stratton. Dating back to 1600 this property is full of period features, charm and wonderful natural light.

This stunning house has been empathetically decorated with neutral shades by the vendor enhancing its beauty. It offers tranquility and wonderful indoor and outdoor living space whilst ensuring comfort and discreet sophistication throughout.

The delightful period front door with stone surround, opens to the hallway with original beams and Blue Lias flooring. Leading from the hallway is the dining room with feature fireplace, wood burning stove, Mullion windows, a delightful window seat, and stunning original beams. This flows on to a small farmhouse kitchen giving an air of modern living whilst retaining its charm with terracotta floor tiles, wooden units, integrated fridge and dishwasher and a Hotpoint cooker and hob.

Steps lead up to a light, spacious laundry room with views over the charming courtyard where the sun rises in the East creating an idyllic setting to read the morning papers.

A workshop (currently used for storage) is located off the laundry room with Listed Planning permission granted to convert the laundry room and workshop into a breakfast room with glass panelled frontage and a laundry/downstairs loo.

Completing the ground level is a sitting room enhanced with original beams and Mullion windows. A feature stone fireplace with wood burner, adds a focal point to this delightful family room.

A latched oak door opens to the curved staircase with wooden handrails ascending to a split landing area.

Off the landing are three well proportioned double bedrooms with scope for the fourth single bedroom to be adapted to a study if working from home. Along with two bathrooms with modern appliances and heated





towel rails and skylights radiating natural light. The master bedroom has fitted bespoke wardrobes, Mullion windows, pine shutters and stunning views overlooking meadows and Small Down Knoll. Bedroom 2 also has bespoke fitted wardrobes. There is attic access off the landing.

#### **Outside:**

The front entrance to the property is approached through a wrought iron gate, enhanced with an original stone wall with climbing clematis. A charming path with plants, lavender and daffodil borders lead to the gorgeous period front door. To the back of the property stone walling and laurel hedging delineates its boundaries with a gravel driveway with parking for two vehicles. To the side a wooden arch leads to the idyllic, tranquil garden sheltered by Red Robin hedging, with a Fig, Lilac and Apple tree. A pretty Summerhouse nestles in the garden offering a cosy retreat. Additionally a potting shed is located off the Courtyard, with power supply, ideal for garden tools and logs.

#### **Situation:**

Crossways Cottage is situated off a quiet village road in Stoney Stratton, a small village surrounded by rolling hills and lush green fields. The village lies east of Evercreech - a desirable village with a bustling community, an excellent pub, a village hall which hosts many events, a convenience store, pharmacy, bakery, dog grooming parlour and hairdressers. Close by is the popular historic town of Bruton with its several well known restaurants, pubs and bars including the Old Pharmacy, At the Chapel and The Roth Bar and Grill.

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. There are bus routes to Bristol and Bath with stops within walking distance from the property.



**Schools:**

There is a wide selection of schools in the area, notably King's School Bruton, All Hallows Prep School, Evercreech Primary School and Downside.

**Directions:**

Postcode: BA4 6DZ

What three words: wool.immunity.nerd

**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:** D

**Guide Price:** £495,000

**Tenure:** Freehold

### PART B

**Property Type:** Semi-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:** 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:** Off Road

### 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:** None

**Rights and Easements:** None

**Flood Risk:** Zone 1

**Coastal Erosion Risk:** N/A

**Planning Permission:** Application No: 2024/1388/LBC

**Accessibility/Adaptations:** None

**Coalfield Or Mining Area:** N/A

**Energy Performance Certificate:** F

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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