

# LODESTONE



*The Old Shop, Lamnatt*









# *The Old Shop, Lamyatt*

BA4 6NP

Guide Price: £725,000

4   
Bedrooms

2   
Bathrooms

3   
Receptions

## PROPERTY FEATURES

- Popular village near Bruton
- Attractive period property
- Spacious with good size garden
- 4 bedrooms, 2 bathrooms
- 3 reception rooms
- Utility room & pantry
- Garage, workshop and wood store
- Grade II listed









Nestled in the heart of the desirable village of Lamyatt, just 2 miles from Bruton, this attractive Grade II listed detached house offers a great opportunity for a buyer to make it their own. This two-storey property is set within a generous wrap-around garden that surrounds the property on three sides, providing a tranquil and picturesque setting. The property is approached through a gate into a spacious driveway that accommodates parking for several cars, along with a traditional timber-walled garage and workshop under a pitched roof adorned with clay tiles, this outbuilding offers the opportunity for potential conversion, subject to the necessary consents. An additional shed offers versatile space for storage.



Stepping inside, the house reveals a wealth of character features and ample living space. The accommodation comprises three inviting reception rooms, each boasting unique period details that reflect the home's heritage. The farmhouse-style kitchen is the heart of the home, featuring an AGA cooker and ample space for family gatherings. Also on the ground floor is a utility room and pantry providing practical storage solutions.

The property offers four well-proportioned bedrooms, providing comfortable accommodation for family and guests, and two family bathrooms.







## Outside

The garden surrounds the property on three sides and has mature trees, shrubs, flower beds and lawns creating a beautiful, ever-changing landscape throughout the seasons. Situation Lamyatt is a friendly community within an exceptionally pretty village and host to a wide variety of events that include annual fetes, pilates classes and an annual Shakespeare outdoor production <https://www.shakespeareinlamyatt.co.uk>.

The town of Bruton is a popular town in the heart of the Somerset countryside. The town has several well-known restaurants, pubs and bars including "At the Chapel", The Old Pharmacy and "The Roth Bar" at the world-renowned Hauser & Wirth Gallery. The town also has a doctors surgery, pharmacy, vet, post office, several mini supermarkets, a fuel station and numerous independent shops. Further local attractions include Stourhead House and gardens, The Newt country house and spa hotel (<https://thenewtinsomerset.com/>) and Babington House. For further shopping and recreational activities, Castle Cary and Wincanton are a few miles away, with Bath, Bristol, Sherborne, Wells and Yeovil all within an hour's drive.



Transport links are excellent. The A303 provides a direct route to London via the M3. There is a fast rail service from Castle Cary (10 minutes) to London Paddington (1 hour 40 mins). Both Bruton and Gillingham provide train services to Waterloo. Bristol Airport (40 mins) offers connections within the UK, Europe and beyond.

### **Schools**

There is a wide variety of excellent state and independent schools in the area including a well-respected primary school in Bruton. Good local independent schools include King's School Bruton, Millfield, Downside, Hazlegrove and All Hallows prep school. There is also the state-owned boarding school in Bruton- Sexeys.

### **Directions**

Post code: BA4 6NP

What 3 words: ///petted.years.impeached

**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:** F

**Guide Price:** £725,000

**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 drainage

**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 parking and garage

### 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:** Low

**Coastal Erosion Risk:** N/A

**Planning Permission:** None

**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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