

LODESTONE



1 The Old School House, Chantry





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BA11 3LN

Asking Price: £645,000

4 
Bedrooms

1 
Bathrooms

3 
Receptions

PROPERTY FEATURES

- Pretty period 3 bed house with stylish interiors
- Superb rural location
- Stunning contemporary features
- Private gardens and communal grounds/wooded area
- Grade II listed
- Garage and private parking
- Situated within a private community of five houses





1 The Old School House in Chantry is one of five dwellings that make up the original house dating from 1842. Approached via an attractive driveway sheltered under a canopy of picturesque mature trees. The house, Grade II listed, was initially renovated in 1985 and, after several further upgrades, now offers a contemporary accommodation laid out over four floors. It allows for the opportunity to live in a peaceful community whilst retaining one's privacy in beautiful private gardens.

The front door is accessed via pretty stone steps and opens to the upper ground floor featuring a stylish study, an elegant sitting room, and a cloakroom. Natural light pours into both reception rooms through some fine period windows, oak beams grace the ceiling in the sitting room and built-in shelving enhances the study. A sleek, modern, multifuel/wood burner lends a touch of luxury. Stairs lead to the lower ground floor and to a magnificent kitchen dining living space that occupies the whole floor. Natural slate floors underfoot, bespoke units, a double butler sink, and beech worktops blend seamlessly together to create a fabulous communal hub to the house. An integral dishwasher, washing machine, fan oven and induction hob afford every amenity in a thoroughly modern kitchen.

On the first floor and via a chic and modern staircase, are two tastefully furnished bedrooms (one with built-in wardrobes) and a fabulous wet room replete with a free-standing bathtub, a walk-in shower and an array of high-end fixtures and fittings.

Occupying the whole of the second floor is a fantastic attic space forming the main bedroom and an en-suite WC. Set in the eaves of the house and below some magnificent oak beams, this room is truly delightful and features a striking, original, stone arched window that hints at bygone years and a rich history.





Outside

The private gardens are simply beautiful and feature an abundance of mature shrubs, fruit trees and a well-manicured lawn. A pretty stone terrace provides ample opportunity for outside dining and entertaining on a summer's evening. There are also extensive immaculately kept communal grounds with a small wooded area. There is an air of peace and tranquillity in this unusually pretty location and it is ideal for children to play safely making dens and climbing trees.

Close by there is garaging for one car and two further private parking spaces.

Other

There is a management company run by the residents that maintains the communal areas of the property and there is a monthly fee of £35. It should be noted that there is a right of access around the side and back of the house for some of the residents of the other houses although this is rarely used.

Situation

Chantry is one of the most sought-after villages in Somerset and lies about 5km West of 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. Close by are various footpaths, Asham Woods and a bridleway to the nearby village of Mells. The Macmillan Way, a long-distance path passes through the village and there are ample opportunities for walking and cycling along converted railway lines and alongside the Mells river.



Local amenities include Babington House, (Soho House's country mansion), the Hauser & Wirth Art Gallery and Roth Bar in Bruton, and the Talbot Inn, a village shop and a post office all 5 minutes away in Mells.

Local primary schools include Mells C of E first school, Leigh on Mendip first school and Stoke St Michael Primary. Independent schools include All Hallows, Downside and the Bath schools: Prior Park, Monkton Combe and King Edwards.

Transport links are good with a railway station in Frome that connects to Westbury and from there, to London Paddington or the Southwest.

Directions

Post code: BA11 3LN

What.3.Words: blitz.tram.gazette

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

Asking Price: £645,000

Tenure: Freehold

PART B

Property Type: Attached

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: Multiple

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: Two properties with right of way over garden

Flood Risk: Low

Coastal Erosion Risk: N/A

Planning Permission: N/A

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: Whatley Quarry

Energy Performance Certificate: N/A

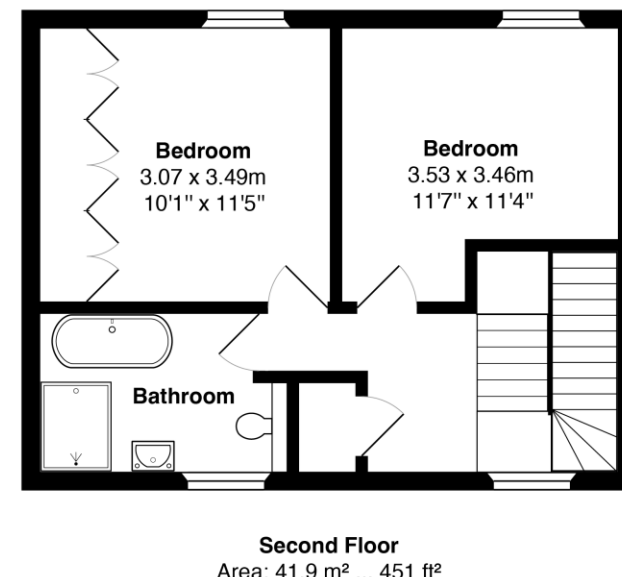
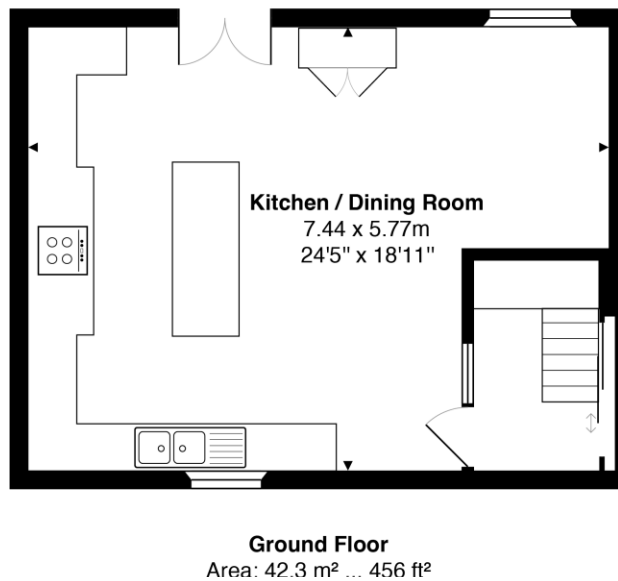
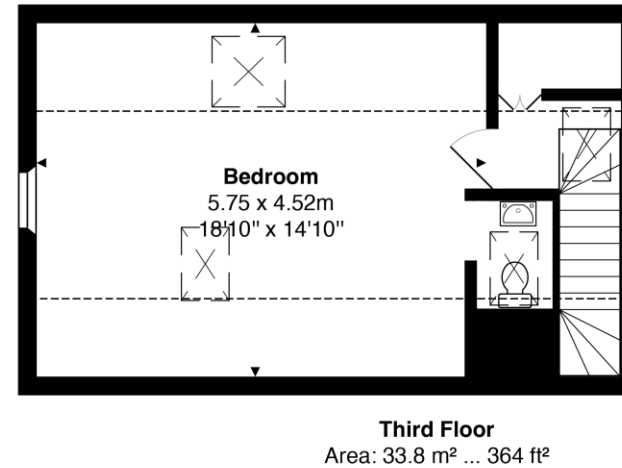
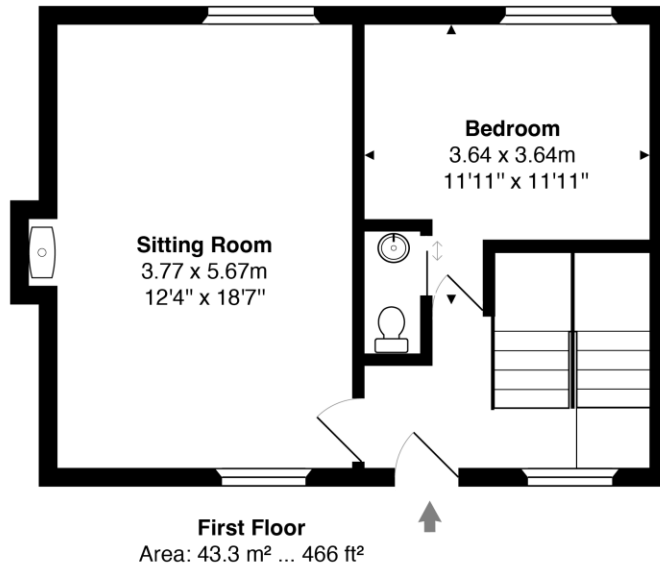
No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot 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.



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Approximate gross internal floor area of main building - 161.3 m² / 1,737 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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