

LODESTONE



Millbrook, Batcombe





Millbrook, Batcombe

BA4 6HA

Guide Price: £610,000

3 
Bedrooms

1 
Bathrooms

2 
Receptions

PROPERTY FEATURES

- Charming 3-bedroom cottage
- Large Garden
- Off street parking for several cars
- Lovely views
- Walking distance to pub
- Central village location





Millbrook is a beautifully presented three-bedroom cottage set in the picturesque and ever-popular village of Batcombe, just three miles north of the vibrant town of Bruton. This charming home offers a perfect blend of character and modern comfort, with spacious living areas, countryside views, and a generous garden—ideal for families, couples, or those seeking a peaceful retreat.

A welcoming entrance hall provides access to the main living areas and staircase to the first floor. The sitting room is a wonderful space for relaxing or entertaining, complete with a wood-burning stove and French doors opening onto a raised decked terrace overlooking the garden. The stylish kitchen features an island with an induction hob and breakfast bar, integrated slimline dishwasher, and ample cupboard space. It flows seamlessly into a bright and airy dining room, also with French doors leading out to the terrace and garden beyond—ideal for alfresco dining in the warmer months. A separate utility room provides a sink and space for a washing machine, tumble dryer, and fridge-freezer. There is also a rear hall with garden access and a convenient downstairs cloakroom.

Upstairs there are three well-proportioned bedrooms, all positioned at the rear of the property to take full advantage of the stunning countryside views. The modern family bathroom includes both a bath and a separate shower cubicle.





Outside

The rear garden is a real highlight—generous in size and enjoying far-reaching views. A raised decked terrace is accessed from both the sitting and dining rooms, leading down to a large lawn and a further paved patio seating area. At the end of the garden is a gravelled area offering off-road parking for several vehicles, while additional on-street parking is available at the front of the cottage. A side gate leads to an alleyway offering direct access to the rear garden.

Situation

Millbrook is set within a conservation area in one of Somerset's most sought-after villages. Batcombe itself is a bustling community with a village hall that hosts cinema evenings, yoga and exercise classes, a flower show and other such events - the Three Horseshoes recently reopened, is a highly regarded gastro pub. A new addition to the village is a fresh milk vending machine recently installed by a local farmer and offers local produce. The traditional village fete, in August, is attended by folk from miles around. Nearby Bruton is the popular town in the heart of the Somerset countryside. The town has several well-known restaurants, pubs and bars including The Old Pharmacy, Osip, At the Chapel and The Roth Bar & Grill at the world-renowned Hauser & Wirth Gallery. The town also has a doctors' surgery, pharmacy, vet, library, post office, several mini supermarkets, fuel station and numerous independent shops.

Also nearby is the very pretty town of Castle Cary, which offers a weekly local produce market and the independent town of Frome with its weekly Farmer's Market and a highly acclaimed monthly Artisan Market. Additionally, The Newt, a country estate with magnificent woodlands, gardens and eateries is less than 20 minutes away.



Schools

The area is renowned for its excellent schools which include primary and secondary state schools in Bruton and Frome. The well-regarded prep schools of All Hallows and Hazlegrove are nearby, as are independent schools that include Sherborne, Kings Bruton, Millfield and Downside.

Castle Cary railway station provides services to London Paddington and London Waterloo. The A303 (M3) links to London and the wider motorway network - the A36, M4 and M5 are all within easy reach. The historic city of Bath and fashionable city of Bristol are respectively 30 minutes and an hour from Batcombe.

Directions

Post code: BA4 6HA

What 3 Words: defrost.speeds.centuries

Viewing by appointment only

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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

Guide Price: £610,000

Tenure: Freehold

PART B

Property Type: Terraced

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: Private - 3 cars

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

Coastal Erosion Risk: N/A

Planning Permission: N/A

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

Energy Performance Certificate: D

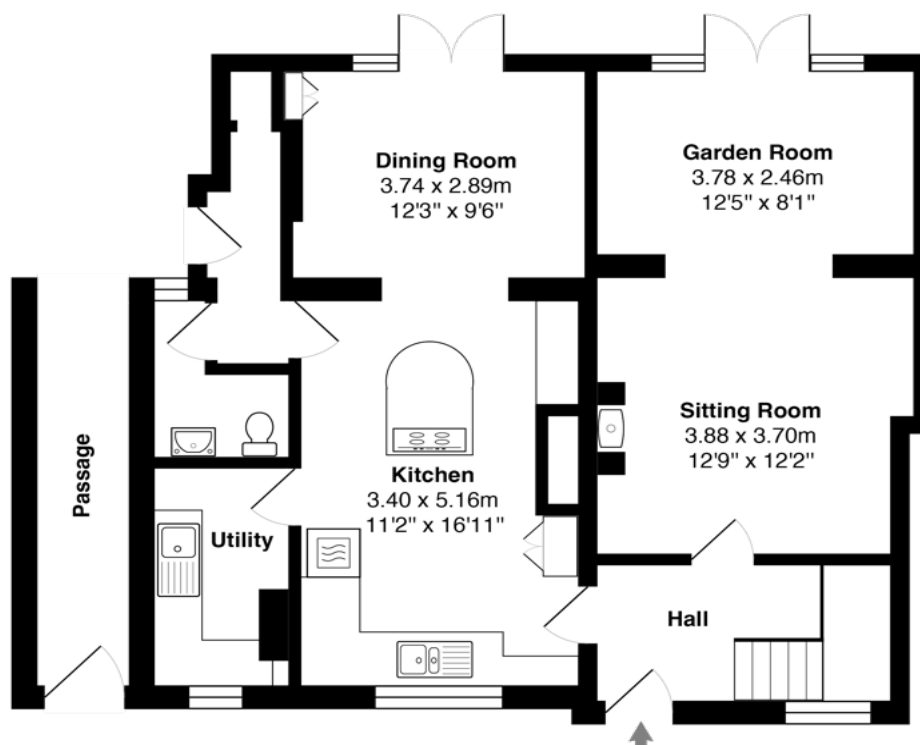
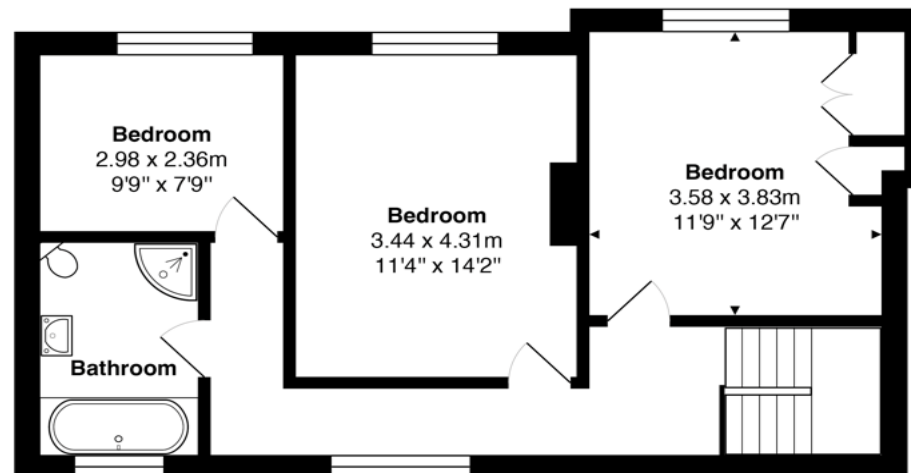
No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot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



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Approximate gross internal floor area of main building
- 130.9 m² / 1,410 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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