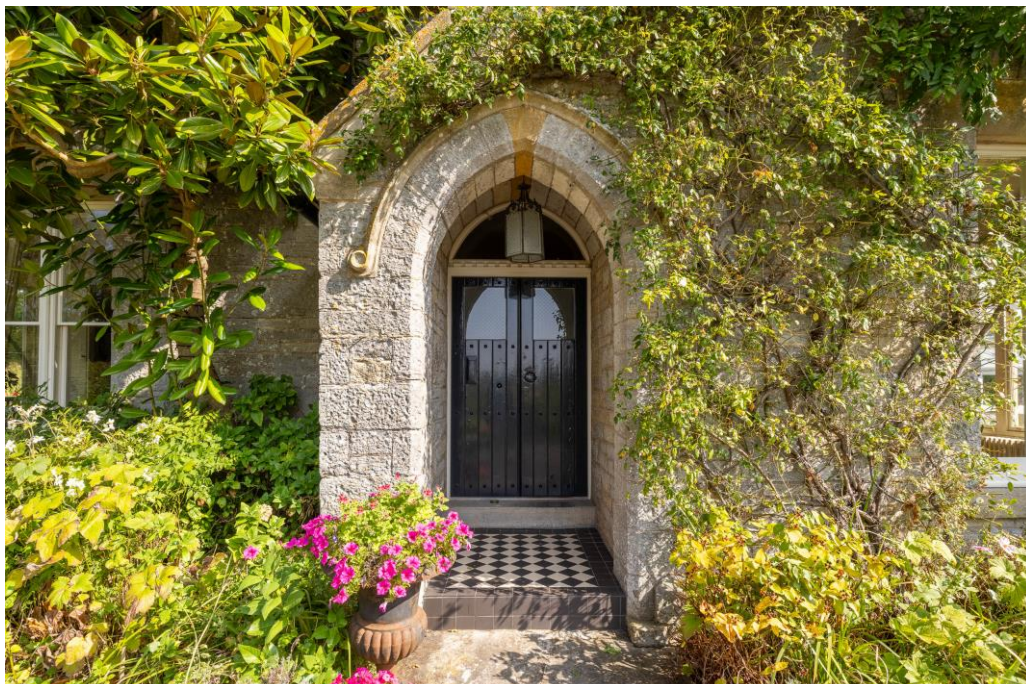


# LODESTONE



*The Old Vicarage, Compton Dundon*





# The Old Vicarage, Compton Dundon

TA11 6PE

Guide price £2,450,000

5   
Bedrooms

3   
Bathrooms

3   
Receptions

## PROPERTY FEATURES

- An elegant, beautiful Victorian family home
- State-of-the-art garaging with underfloor heating and power points
- Meticulously landscaped gardens with four paddocks and woodland
- Excellent village location
- Private parking for numerous vehicles
- Heated outdoor swimming pool
- Set in approx. 2 acres (further land available by separate negotiation).





Nestled in the idyllic village of Compton Dundon and gracefully positioned beside the historic Church of St Andrew, The Old Vicarage is a magnificent Victorian residence dating back to 1867. Surrounded by the stunning countryside of the Polden Hills and just a ten-minute drive from the bustling town of Street, this exceptional home offers a seamless blend of heritage and modern luxury.

Sympathetically restored to an impeccable standard, The Old Vicarage exudes timeless elegance. Original features such as opulent fireplaces, sash windows with original glass, and intricate woodwork are tastefully paired with sophisticated contemporary finishes throughout. Every light-filled room in this home has been thoughtfully designed to offer comfort, style, and a profound sense of space.

Set within beautifully curated grounds, the property enjoys complete privacy behind charming stone walls and electric gates. A sweeping driveway, with a central planted turning circle, leads to manicured lawns and a south-facing front garden framed by mature trees and rustic fencing. Constructed from traditional blue Lias stone, the home's stately façade gives way to a warm and inviting interior.

Inside, a grand entrance hall with decorative wooden staircase and carved balustrades sets the tone for the rest of the house. The elegant drawing room features an original bell-feature marble fireplace and bay window, while the stylish dining room and snug/office are adorned with sash windows, picture rails, and shutters. Throughout the ground floor, wood-burning stoves and period detailing enhance the ambiance, with stunning views over the gardens and the adjacent church.





A back hallway leads to a generous utility room complete with bespoke cabinetry, a Victorian mantelpiece, and access to a discreet cloakroom fitted with CP Hart fixtures. At the heart of the home lies the expansive kitchen and dining area—a beautifully appointed space featuring an original blue lias floor, stone fireplace, and bespoke cabinetry crafted by Broad & Turner. A central oak island with marble top, premium Fisher & Paykel appliances, and a three-oven Everhot electric cooker complete this chef's dream. French doors open to a sunny terrace, offering a picturesque setting for entertaining or family gatherings. Adjacent to the kitchen, a walk-in pantry and spacious cellar with wine storage and original features provide ample storage. The cellar includes an apple drying room and original stone shelving — perfect for preserving the charm and practicality of country living.



Upstairs, the beautifully lit staircase leads to a generously proportioned landing that branches to five spacious bedrooms and three luxurious bathrooms. The principal suite is a sanctuary, complete with a dressing room, underfloor-heated ensuite, and captivating views over Butleigh Woods and the Hood Monument. A unique Art Nouveau fireplace with original tiles adds further charm. Additional bedrooms enjoy original fireplaces, fitted wardrobes, and scenic vistas. A further attic suite offers a charming double bedroom with an ensuite loo, skylight, and characterful stone fireplace.

### Outside

The property continues to impress. A state-of-the-art garage with underfloor heating and electric doors provides secure parking for five vehicles.





It also offers exciting potential for conversion into an annexe or home office. A tranquil swimming pool and sun terrace lie beside the garage, bordered by fragrant rose trees and secure fencing, with a pool house for changing and storage. The Old Vicarage sits in approx. 2 acres with a further approx. 15 acres available by separate negotiation.

Beyond, a private orchard flourishes with apple, crab-apple, quince, and medlar trees, enclosed by estate fencing and seamlessly leading to rolling lawns with panoramic 360-degree views of Lollover Hill and Glastonbury Tor. This extraordinary property offers a rare opportunity to own a substantial and exquisitely restored Victorian home in a picturesque Somerset setting—where heritage, luxury, and landscape unite in perfect harmony.

The Old Vicarage is beautifully enclosed by a harmonious blend of stone walling, laurel hedging, and wrought iron fencing, enhanced by conical conifers and mature shrub plantings that define the boundaries with timeless elegance.

A rear courtyard offers practical and picturesque access to the grounds. Two side gates lead from this space—one towards a charming greenhouse housing an apricot and a pivotal peach tree, and the other opening onto the main garden, seamlessly connecting the home with its lush surroundings. To the rear, original stabling offers captivating views of the church and retains authentic manger fittings, offering both heritage and utility. Adjacent lies the characterful gig house, formerly used for horse-drawn carriages, now perfectly suited for storing garden machinery and equipment.





The courtyard extends to a functional boiler room and an outdoor WC, with a gravel pathway leading to a tranquil terrace adorned with flourishing rose beds. This enchanting spot provides a perfect setting for al fresco dining or evening drinks, all framed by the romance of the Somerset countryside.

There is more land totalling approx. 15 acres that is available by separate negotiation.

### **Situation**

The Old Vicarage is ideally located in the middle of the village of Compton Dundon nestled next to St Andrew's Church. The village lies beside King's Sedgemoor and the Polden Hills, and is home to a pub, post office, village hall and community cricket pitch.

Three miles north of Compton Dundon is the town of Street which enjoys shops, restaurants and the Clarks Village Outlet shopping centre. To the south is Somerton, a stunning market town thought to be the capital of Wessex around 900, is four miles south of the property which has its own library, local shops and church and a variety of restaurants and cafes.

13 miles to the east is the mainline station of Castle Cary (London Paddington) with The Creamery trackside restaurant and farm shop owned by the Newt celebrating a primary gateway to Somerset. The A303/M3/M4 provide fast access to London and Bristol Airport is 26 miles away.



## Schools

There is a wide selection of both state and private schools in the area, notably Millfield, Wells Cathedral School and The Blue School.

## Directions

Postcode: TA11 6PE

What.3.Words: mended.arrive.converter

Please note photos show neighbouring land which is available by separate negotiation if desired.

**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: G

Guide Price: £2,450,000

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:

Restrictions: N/A

Rights and Easements: N/A

Flood Risk: Surface water - Very Low / Rivers and Seas - Very Low

Coastal Erosion Risk: N/A

Planning Permission: N/A

Accessibility/Adaptations: N/A

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.

**Viewings by appointment only**

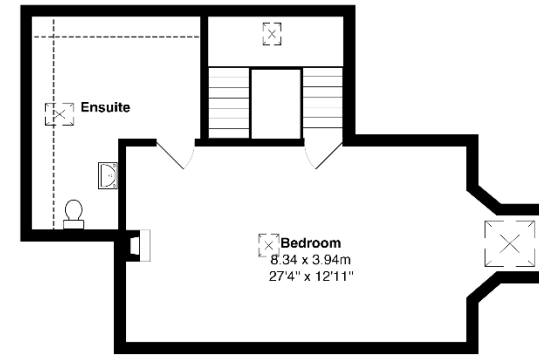
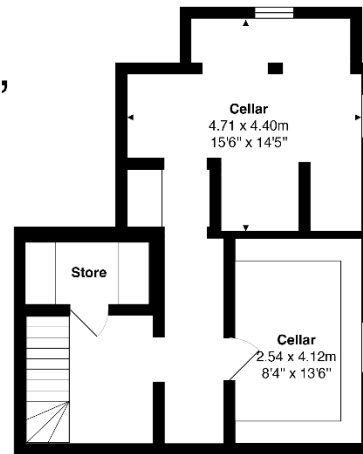


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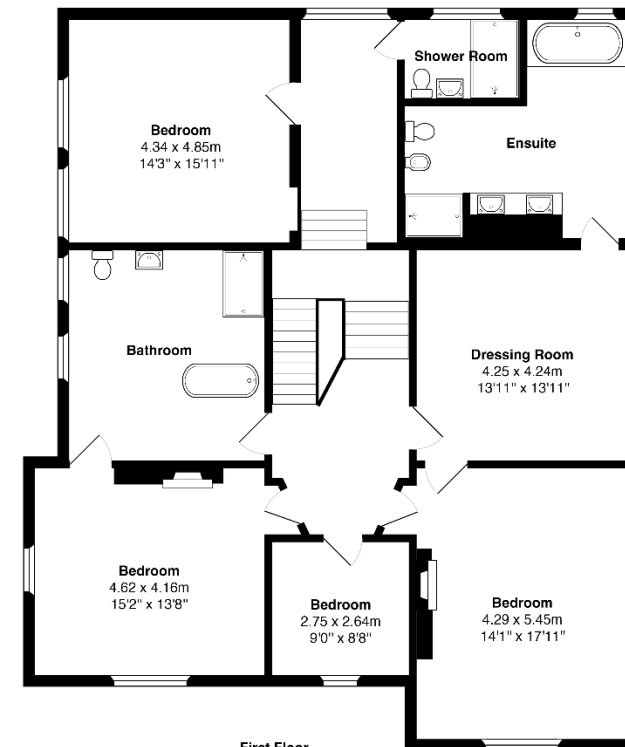
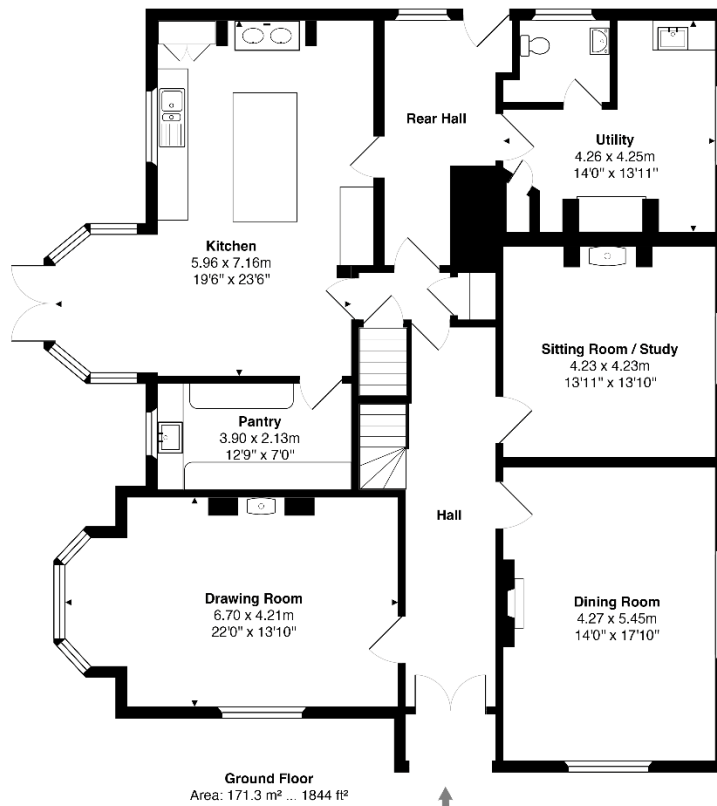


Approximate gross internal floor area of main building  
- 423.7 m<sup>2</sup> / 4,561 ft<sup>2</sup>

**Cellar**  
Area: 46.9 m<sup>2</sup> ... 505 ft<sup>2</sup>



**Second Floor**  
Area: 48.6 m<sup>2</sup> ... 523 ft<sup>2</sup>



**First Floor**  
Area: 156.9 m<sup>2</sup> ... 1689 ft<sup>2</sup>

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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