

LODESTONE



Trinity House, Evercreech





Trinity House, Evercreech

BA4 6HX

Guide price: £600,000

3 
Bedrooms

1 
Bathrooms

2 
Receptions

PROPERTY FEATURES

- Spectacular and unique property
- 3 Bedrooms
- Open plan living and dining space
- Village location with private courtyard and church views
- Garaging plus off-street parking for 3 vehicles





Dating back to 1864 and forming part of the original church school, Trinity House is spectacularly unique. Finished beautifully with fine craftsmanship and attention to detail with flourishes of eclectic flare, this is a comfortable and characterful home in the heart of a popular Somerset village, just a short distance from Bruton.

The ground floor is a fabulous open plan kitchen, dining and living experience. Featuring bespoke handcrafted wooden kitchen cabinets fully equipped with integrated appliances and breakfast bar, beautiful wooden floorboards underfoot, a fireplace with log burner and wonderful original windows oozing light and character and fusing modern touches.



A separate reception room is tucked away down a few steps: a private studio / snug/ sitting space. A mezzanine floor reception room offers wonderful views to the church in one direction and overlooks the living space in the other.

A further short flight of stairs leads to the three bedrooms. All generous doubles with sky lights and opening on to a galleried open hall overlooking the entertaining/living space below.





The principal bedroom is enhanced by a chic, open-plan en suite with a walk-in shower, creating a boutique-style bedroom, while a generously appointed family bathroom serves the remaining two double bedrooms.

Back on the ground floor are a separate cloakroom and utility room with ample space for a washer/dryer and various appliances and storage space to support country living.

Outside

To the front of Trinity House is a gravelled drive with off street parking for 3 vehicles in addition to a double garage. The front paved terrace runs the length of the property, providing ample space for al fresco living.

Raised garden beds, complete with mature strategic plantings, provide colour and privacy, coupled with glimpses of the church creating a very pretty setting.

Trinity House hosts a further outside spot - a very private and pretty walled courtyard with views to the church and direct access onto the lane flowing seamlessly from the open plan living area.





Trinity House is part of the original church school which was converted into four dwellings.

Situation

Evercreech boasts a vibrant and active community with plenty to offer for all. The village provides a doctor's surgery, pharmacy, a local shop with post office, hairdressers, bakery, local pub (The Bell Inn), village hall, book clubs, and a primary school. There's something for everyone, allowing you to be as involved as you like.

Close by is the popular historic town of Bruton which has an array of excellent restaurants along its High Street, including 'At the Chapel', 'The Old Pharmacy', 'Briar', and 'The Blue Ball'. On the town's outskirts, the renowned Hauser & Wirth Gallery hosts 'The Roth Bar' and the newly opened 'Da Costa', an Italian restaurant.

Castle Cary, an attractive small town, is also close by offering a wide range of independent shops and boutiques. Castle Cary is also home to the Newt – a wonderful, historical Estate offering walks within the amazing woodland gardens and a variety of restaurants, a farm shop and cafe.





Supermarkets can be found in Shepton Mallet which is just a 10-minute drive from Evercreech. For further shopping and recreational activities, Bath, Bristol, Wells and Yeovil are all within about an hour's drive.

The A303 (6 miles) provides a direct route to London via the M3 and there is a mainline rail service from Bruton/Castle Cary to London Paddington (approx 2 hours) and also the new train to Waterloo (Bruton).

Airports in Bristol and Exeter offer connections within the UK, Europe and beyond.

Schools

The Evercreech Church of England Primary School has been rated 'good' by Ofsted. There is also the Acorn Pre School nearby. Sexeys, in Bruton, is a state-run boarding school with a mixture of day and boarding pupils. Private schools include Kings Bruton, All Hallows Prep and Hazelgrove. A little further away are Wells Cathedral, Downside and Millfield.



Directions

Postcode: BA4 6HX

What.3.Words: //forum.storeroom.dubbing

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 Tax Band: E

Guide Price: £600,000

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: Mains

Heating: Gas

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:

Restrictions: N/A

Rights and Easements: N/A

Flood Risk: Very Low from Rivers/Sea and Surface

Coastal Erosion Risk: N/A

Planning Permission: N/A

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

Energy Performance Certificate: E

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.

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GROUND FLOOR
APPROX. 90.8 SQ. METRES (975.1 SQ. FEET)



FIRST FLOOR
APPROX. 63.9 SQ. METRES (687.5 SQ. FEET)



TOTAL AREA: APPROX. 154.5 SQ. METRES (1662.6 SQ. FEET)

This floor plan provided by Home Circle Property is for illustrative purposes only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here measurements of doors windows and rooms are approximate and no responsibility is taken for an error omission or misstatement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or marketing/letting agency and should not be relied upon. If there is any area where accuracy is required please contact the appropriate agent for clarification.
Plan produced using PlanIt.

TDINITY HOUSE

HM Land Registry
Official copy of
title plan

Title number **ST140749**
Ordnance Survey map reference **ST6438NE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Somerset**



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