

# LODESTONE



*Shapway House, Evercreech*









# Shapway House, Evercreech

BA4 6JR

Guide Price: £690,000

4   
Bedrooms

3   
Bathrooms

4   
Receptions

## PROPERTY FEATURES

- Character home with illustrious history
- Imaginatively reconfigured and renovated to exacting standards
- 3 bedrooms plus 1 / 2 bedroom annexe
- Open plan living and entertaining space
- Separate study / home office
- Off street parking for several vehicles
- Private gardens
- Further water tight garden shed / storage with power









Rich in history and brimming with charm, Shapway House sits proudly at the heart of Evercreech, a delightful Somerset village just moments from fashionable Bruton.

This handsome residence has been recently reimagined into a characterful and comfortable home, boasting 3 beautiful bedrooms plus a 1 / 2 bed Annexe.

Shapway House, once a beloved coaching inn dating back to the 1800s, has been the host of many joyful occasions and served as the heart to the community for decades. In a similar vein, its new life as a family home, provides the space and environment for hosting joyous occasions or more intimate suppers alike.



Steeped in character, the ground floor of Shapway House blends refined open plan living with a warm sense of cosiness. The kitchen / dining and living space flow seamlessly together, with a dual aspect log burner, original beams, deep set windows and oak flooring providing a richness of character. The bespoke kitchen is crafted with handmade cabinetry, granite worktops and a central island. A Rangemaster and integrated appliances ensure every culinary need is met.









Adjacent to the kitchen is a well-fitted utility and boot room, ideal for the practicalities of rural living. A separate study / home office or additional bedroom if required is also situated on the ground floor. With direct access to the private rear courtyard this room is a peaceful sanctuary. A cloakroom, finished with flair completes this generous living space.

Upstairs are three beautifully proportioned bedrooms with exposed timber beams and village outlooks. The two larger doubles enjoy soaring vaulted ceilings. The principal bedroom benefits from a dressing area with bespoke built-in wardrobes, and all are served by a generous family bathroom with both bath and walk-in shower.

### **Annexe**

To the right of the main house lies a wonderfully adaptable annexe with its own private entrance, or alternatively accessible via the main entrance hall of Shapway House. This portion of Shapway House could serve as a separate Annexe, teenage retreat, multi generational living, home office or indeed as a supplemental income stream.









Currently configured with a welcoming sitting room (also used as a games/snug room) which boasts a secret bookcase door, revealing a charming double bedroom with en suite, a further room comprising a kitchenette, shower room, and sitting area. With a separate opening onto the front patio providing independent access.

### Outside

Facing south and slightly set back from the lane, a front patio area offers parking for several vehicles along with large planter boxes which provide prettiness and colour.



A further driveway leads through to the rear private walled garden and storage shed where there is ample space for more vehicles. A large, insulated dry store with power provides excellent storage and further potential for workshop, studio or garden room use. The rear gravelled courtyard garden runs the length of the property and is a pretty and private suntrap. Currently hosting a selection of paved patio areas with plenty of room for BBQ and seating, providing the option for al fresco dining and living. Garden pots and mature courtyard border plantings provide colour and fragrance to the area.









## 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. 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.

### **Directions**

Post code: BA4 6JR

What.3.Words: //socket.shapeless.vivid



**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: F

Guide Price: £690,000

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: 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: Off street for several vehicles

### PART C

Building Safety: The vendor is not aware of and building safety issues. However, we would recommend that the purchasers engage the services of a Chartered surveyor to confirm.

Restrictions: We are not aware of any significant / material restrictions, but we would recommend you review the Title/Deeds of the property with your solicitor.

Rights and Easements: We are not aware of any significant / material restrictions, or rights, but we would recommend you review the Title/Deeds of the property with your solicitor.

Flood Risk: Very low from rivers/sea/surface water

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.



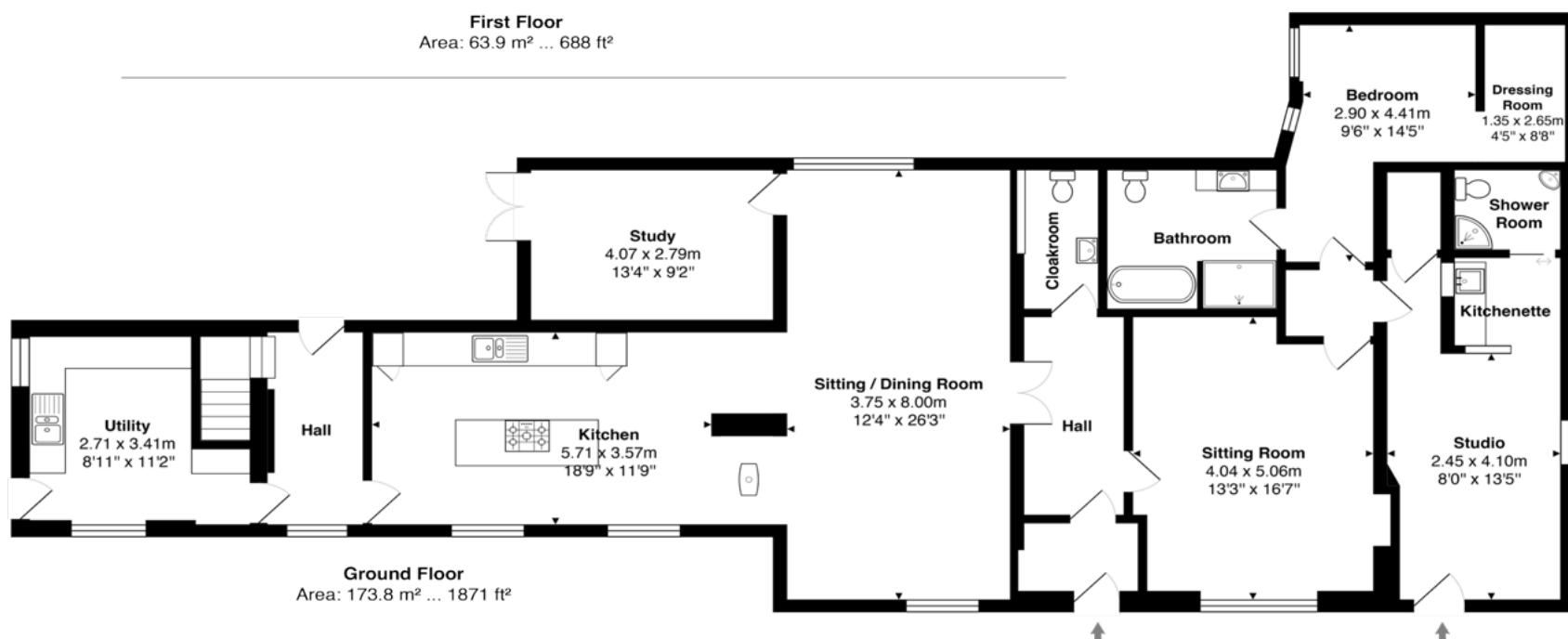
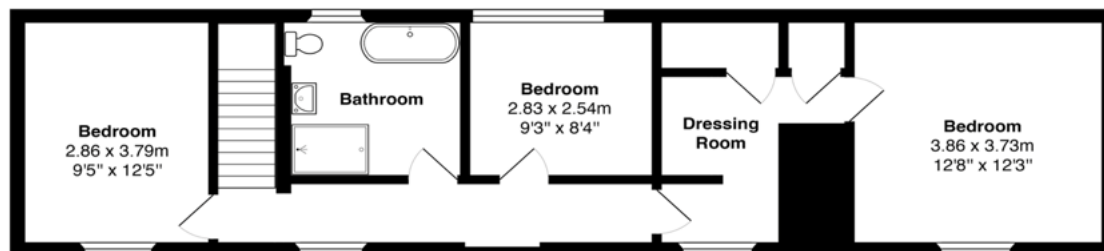




# Shapway House, Evercreech



Approximate gross internal floor area of main building  
- 237.7 m<sup>2</sup> / 2,559 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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