

LODESTONE



The Old Saddlery, Evercreech





The Old Saddlery, Evercreech

BA4 6JB

Guide Price: 650,000

5 
Bedrooms

2 
Bathrooms

3 
Receptions

PROPERTY FEATURES

- Beautiful, circa 1700s, village property
- Period features
- Not listed
- Picturesque garden
- Mature fruit trees
- 2 garden sheds plus greenhouse
- No onward chain





The Old Saddlery is a charming property dating back to circa 1700s. This home is full of character with original oak beam features and bathed in natural light throughout, it is situated in the heart of Evercreech, a bustling village with all amenities.

The property has been meticulously decorated in empathetic neutral shades by the owner. The cottage has undergone a transformation within the kitchen area, offering a seamless blend of modern kitchen luxury whilst retaining its period charm, ensuring unparalleled comfort.

The Old Saddlery is entered through a glass panelled front door which leads into the front hallway with an original terracotta, tiled floor. Further on lies an extremely spacious sitting room with flag-stoned flooring and original oak beams. An open stone fireplace creates a focal point to the room. Off the sitting room is a double bedroom with fitted cupboards/shelves and a stunning open fireplace with wood burning stove and bread oven features. There is also a shower room and loo. Two steps lead off the sitting room to a state of the art, bespoke kitchen, hand made by a local Evercreech designer.

The kitchen has a built-in fridge/freezer, dishwasher and Rangemaster gas cooker. A large island commands the kitchen and incorporates a breakfast bar. This wonderful family kitchen







includes a dining area with a wood burning stove and radiates light from its skylights above. A small laundry room is discreetly hidden behind a latched door. Completing the ground floor is a garden room with fitted cupboards and double-glazed doors leading on to the courtyard area.

The staircase off the sitting room, with rope handrail, ascends to a split landing area. Off the landing is a study and double bedroom showcasing oak beams overhead and window seats looking out to Weymouth Road. Further steps lead to the principal bedroom overlooking the peaceful courtyard area and a family bathroom with a fitted bath and a feature glass paned window.

Outside

The entrance to the cottage is approached from Weymouth Road, a quiet and peaceful village road. The main garden is set to the rear of the property and bordered by stone walling to give total privacy.

There are two feature pergolas, one adorned by roses, a large willow tree, large lawn area and a garden shed nestled to the side of the main lawn. There is an orchard with apple, plum and pear trees together with a shed and a green house.





The property can be accessed by two side gates framed by box hedging. A stone path to the side of the property leads to a herbaceous border. This garden ensures a harmonious blend of privacy and beauty allowing seclusion from the village.

Situation

The Old Saddlery is situated off a quiet village road and ideally located in the idyllic village of Evercreech which lies 5 miles northeast of the market town of Castle Cary. Evercreech has a strong sense of community, with Saxon origins. Amenities include a stunning church, local village shop, pub, local primary school, bakery, pharmacy, Doctors' surgery and a hairdresser.

Nearby Bruton is a 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 lies less than 20 minutes away. (<https://thenewtinsomerset.com/>)

Transport

The mainline station is 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 provides fast access to London, the Southwest and Bristol Airport.

There are bus routes to Bristol and Bath.

Schools

There is a wide selection of schools in the area, notably Evercreech village primary school and secondary schools are Sexeys, in Bruton and Ansford School in Castle Cary and King Arthur's in Wincanton. Private schools include King's Bruton, Millfield and Allhallows Prep School.



Directions

Postcode: BA4 6JB

What three words: [published.winemakers.intruders](https://www.published.winemakers.intruders)

Tenure: Freehold



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: £650,000

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: One vehicle

PART C

Building Safety:

Restrictions: N/A

Rights and Easements: N/A

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

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.

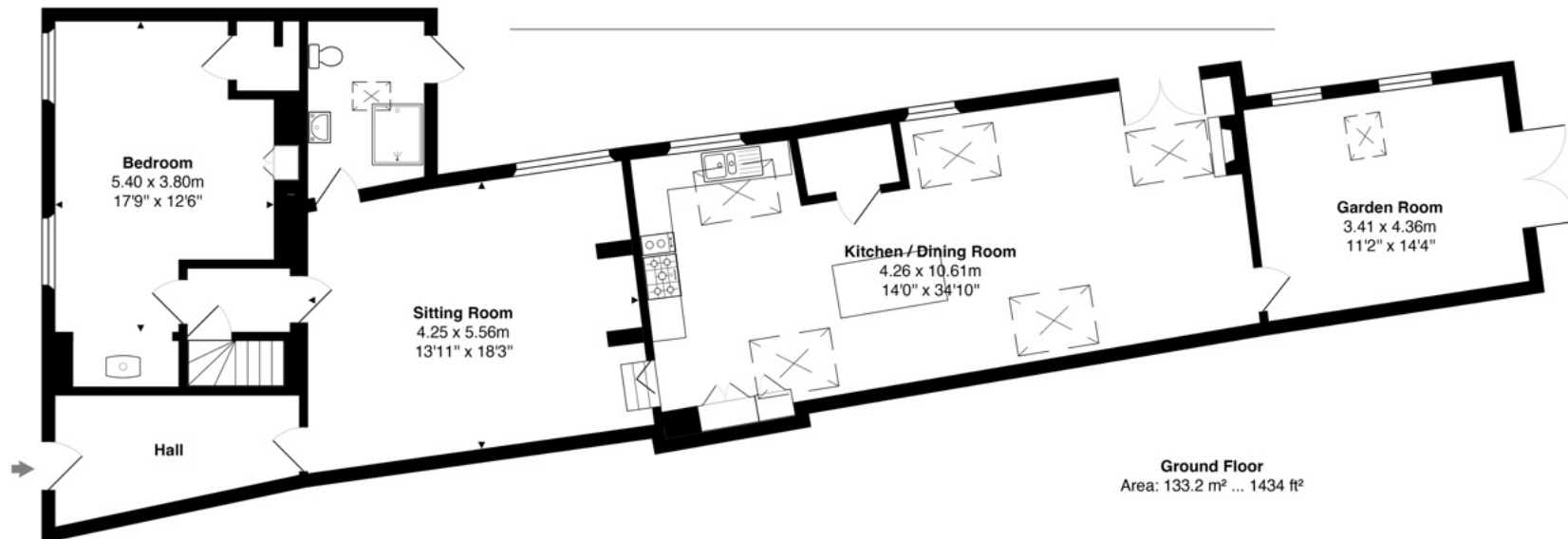
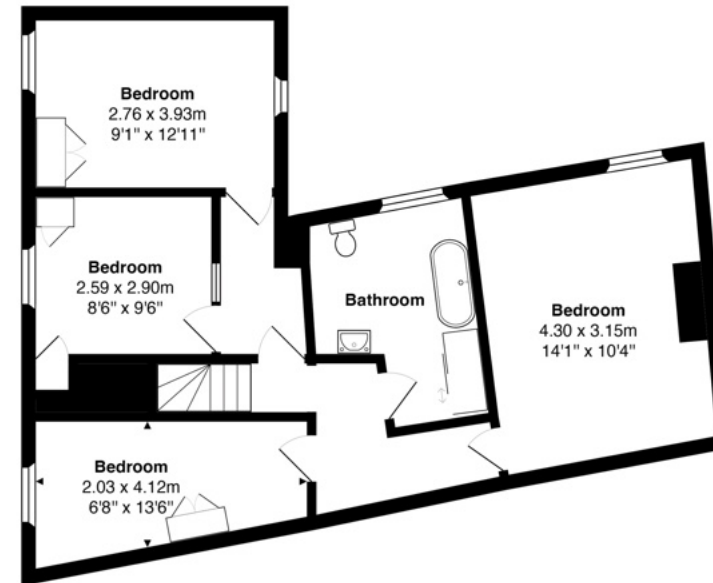
Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.

The Old Saddlery, 6 Weymouth Road, Evercreech



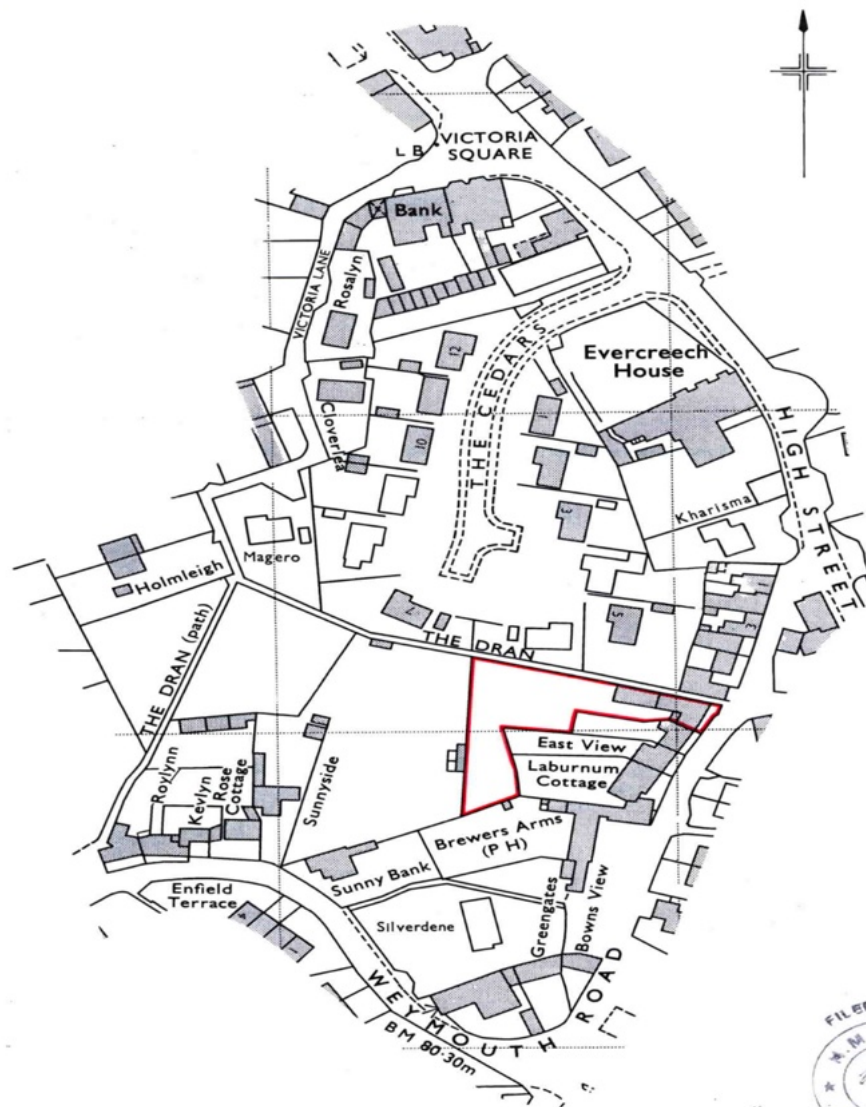
Approximate gross internal floor area of main building - 200.4 m² / 2,158 ft²

First Floor
Area: 67.2 m² ... 724 ft²



Ground Floor
Area: 133.2 m² ... 1434 ft²

H.M. LAND REGISTRY		TITLE NUMBER ST 151405	
ORDNANCE SURVEY PLAN REFERENCE	ST 6438	SECTION D	Scale 1/1250 Enlarged from 1/2500
COUNTY SOMERSET	DISTRICT MENDIP	© Crown copyright 1989	



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