

LODESTONE



Rest and Be Thankful, Pen Selwood





Rest and Be Thankful, Pen Selwood

BA9 8LL

Guide Price: £995,000

5 
Bedrooms

2 
Bathrooms

2 
Receptions

PROPERTY FEATURES

- A beautifully presented detached house
- 5 bedrooms
- 2 Bathrooms
- Open plan kitchen and dining area with vaulted ceiling
- 2 reception rooms with wood burners and lovely views
- 0.6 acre garden, plus 1 acre field
- Outbuildings with power
- Stunning Views





Rest and Be Thankful is a beautiful period property, immaculately presented and finished to the highest of standards, nestled in the pretty village of Pen Selwood in rural Somerset with far reaching views to Glastonbury Tor, Stavordale Priory and Stourhead Estates.

The original period property has been extended, enhanced and modernised with the resulting home being one which hits the perfect balance between being effortlessly elegant and yet warm and inviting.

The open plan kitchen and dining area forms the heart of the home and is a spectacular setting for everyday living, meal preparation, dining and entertaining. The soaring double vaulted ceiling accompanied by a wall of window ensures the room is wonderfully bright and with a captivating outlook. Accompanied by a bespoke kitchen of wooden cabinetry, granite counter tops, and integrated appliances, all immaculately presented. This will appeal to the most discerning of home chefs. Practicality has not been overlooked, with direct access to the garage from the kitchen.

Adjacent to the kitchen is the dual aspect sitting room. A wonderfully proportioned room with a lovely rural outlook to the front and the gardens to the rear. A fireplace with wood burning stove provides atmosphere and warmth in the cooler months. Further along is the formal sitting room with views to the front vista and side garden. This is a delightful sitting room which could alternatively be utilised as a home office / music room / or bedroom for multi generational living.

A WC and utility room with direct access to the garden complete this floor.

The galleried landing at the top of the stairs is hallmark of this property – bright and elegant. This floor hosts five bedrooms in total – two generous doubles, one comfortable double (currently a home office) and one single in addition to the primary suite.





Each room is beautifully curated and with a stunning outlook. A family bathroom serves these rooms as well as a separate cloakroom with WC and basin.

Subtly separate is the primary suite. With a spectacular bedroom, walk in wardrobe and glorious en suite bathroom, with bath and shower. Additionally, French doors lead to a little patio area, adding to the peace and tranquility of this section of the house - a private sanctuary and retreat from the bustle of every day living.

Outside

Rest and Be Thankful, is everything its name promises it to be. Gracefully sitting in a slightly elevated position, the property basks in views of the glorious surrounds. Gardens are predominantly laid to the sides and back with a pretty picket fence and garden area framing the house to the front. The property is bordered by mature hedging and various mature trees and shrubs are interdispersed with healthy lawns.

Sloping lawns give way to a series of terraces, decking and secluded seating areas, each designed to capture a different aspect of the view. Alfresco dining, or simply catching some of the summers rays of sunshine, basking in the view, and for the ultimate indulgence, a wood-fired hot tub offers a place to unwind beneath the stars.

This is an incredibly special and peaceful spot. For the young, or young at heart - there is an archway in the hedge which is like stepping through to a secret garden, currently housing childrens play and swing set. There is an additional separate paddock of approximately 1 acre, enjoying a relatively flat elevated position. This is a charming area for summer picnics and camp outs or for other such rural enjoyments.





There is a single garage with parking to the side of the property as well as a gravelled drive which leads to a parking / turning area for several vehicles and the outbuildings.

The outbuildings, currently used for storage offer other possibilities subject to the usual consents.

Situation

Penselwood is a small, picturesque village nestled close to the borders of Wiltshire and Dorset. Surrounded by rolling countryside and ancient woodland, it offers peaceful walks and scenic views, especially around Penselwood Common and the historic site of King Alfred's Tower, part of the nearby National Trust Stourhead Estate.

For something to eat and drink, the nearby village of Zeals is home to The Bell and Crown, owned and run by the Chickpea Group, a popular country pub.

The area is renowned for its excellent schools and include the well-regarded prep schools of All Hallows and Hazlegrove, the Bruton schools, Millfield and the Sherborne schools. Local state schools include Ansford Academy and Sexeys Bruton.

Transport links are excellent with Castle Cary railway station (13 mins away) and the stations at Templecombe and Gillingham providing direct services to London Paddington and London Waterloo. The A303 links to London and the wider motorway network whilst the A36, M4 and M5 are all within easy reach.





Directions

Postcode: BA9 8LL

What.3.Words: ///combos.dislikes.giving

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: £995,000

Tenure: Freehold

PART B

Property Type: Detached

Property Construction: Standard, stone.

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: Calor Gas (underfloor heating on the ground floor, radiators on the first floor)

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:

Restrictions: We're not aware of any significant/material restrictions, but we'd recommend you review the Title/deeds of the property with your solicitor.

Rights and Easements: The property holds a right of way over the lane which runs directly behind the property and provides access to the field

Flood Risk: Yearly chance of flooding for surface water is Low risk. Yearly chance of flooding for rivers and seas is very low risk.

Coastal Erosion Risk: N/A

Planning Permission: N/A

Accessibility/Adaptations: N/A

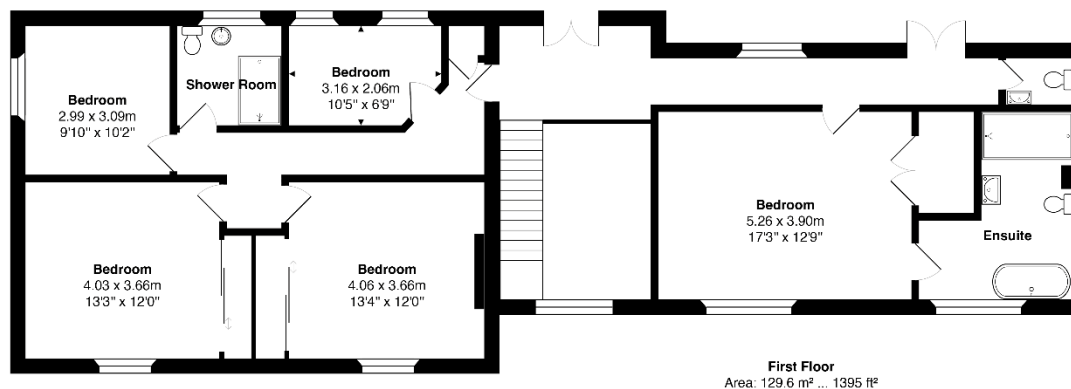
Coalfield Or Mining Area: N/A

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.

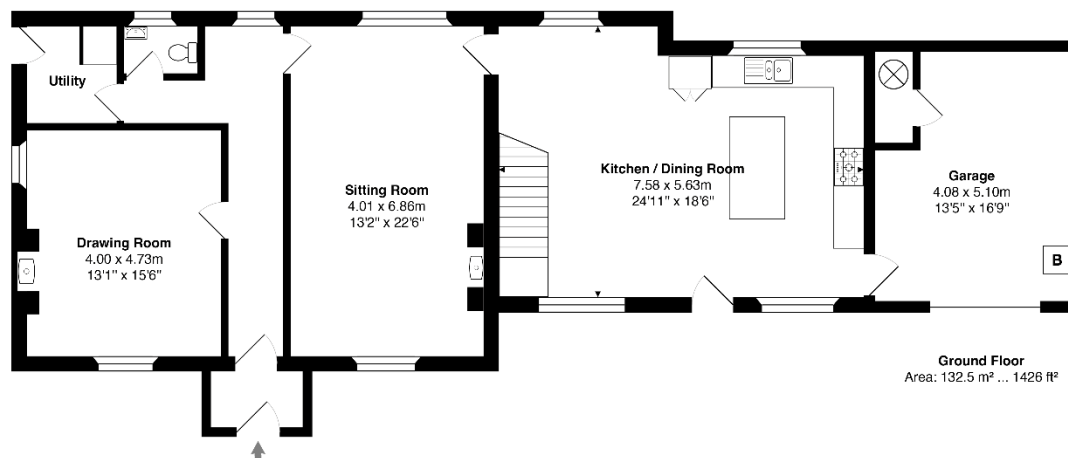
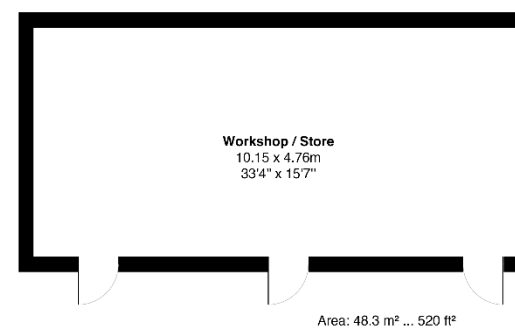
Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you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





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Approximate gross internal floor area of main building - 262.1 m² / 2,821 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.

Bruton

Fry's Halt
Station Road
Bruton, Somerset
BA10 0EH
Tel: 01749 605099
bruton@lodestoneproperty.co.uk

Wells

Melbourne House
36 Chamberlain Street
Wells, Somerset
BA5 2PJ
Tel: 01749 605088
wells@lodestoneproperty.co.uk

www.lodestoneproperty.co.uk

