

LODESTONE



The Tallat House, Kilmersdon





The Tallat House, Kilmersdon

BA3 5SU

Guide Price: £795,000

3 
Bedrooms

3 
Bathrooms

3 
Receptions

PROPERTY FEATURES

- 3 Beds
- Guest Annexe
- 3 Reception Rooms
- Secluded Garden
- Private Parking
- Frome 6 miles
- Bath 11 Miles
- Architecturally Designed
- Detached





In a tucked away position within the heart of Kilmersdon, famed for its connections to the Jack and Jill nursery rhyme, stands this fine, architecturally designed family home. Completed in 1998 the focus of this remodelling was to create a home with generous communal areas, soaring ceilings and ensuring that the layout flows effortlessly throughout.

Entering the house, the reception hall functions like many houses with a cloakroom and storage area. It is not until reaching the central hallway which runs the length of the house with the formal sitting room at one end and staircase at the other, where one begins to understand what the design of this house hoped to achieve; a sense of spaciousness felt all around. The principal sitting room delivers this in style. Entering through sliding doors that recess into the walls, reveals a striking, vaulted wood panelled space which has a distinctive Scandinavian feel with large ceiling to floor windows that additionally offers access to the gardens, an elevated log burner providing a focus to a room that draws you in; this is a room you want to spend time in.

Returning to the inner hallway, a playroom and a study both offer flexibility in their use and the kitchen/dining, and family room is another space that has been given careful consideration in its conception. This important multifunctional family space beneath further vaulted ceilings is light and welcoming and incorporates a comprehensive kitchen which features an Aga, a dining and family area and an easily accessible utility area.





The staircase leads to a generous landing off which are the bedrooms and at the far end is a balcony that looks into the sitting room. There are three bedrooms in the main house which include the principal suite and a family bathroom serves the remaining two bedrooms.

Outside

The attractive lawned gardens to The Tallat House are largely bounded by mature hedging offering a high degree of privacy. The grounds extend in total to approximately 0.5 acres and is home to a stunning open plan guest house which includes a kitchenette, and bathroom. This is ideal for visiting guests or may have a preferred use for Air BnB. There is ample parking for several cars.

Situation

Kilmersdon, a desirable village, is well positioned to access Frome, 6 miles west and Bath, approximately 11 miles North. The village has a popular pub and Soho House Club, at Babington House, is two miles away. In the neighbourhood, approximately 4 miles, is Mells which has the award-winning Talbot Inn.

There are regular train services to London, Paddington from Bath Spa and Frome and from Westbury to Waterloo. There is an excellent variety of footpaths and bridleways for walking and riding, in addition the number 24 cycle track runs through the village.



Schools

Local primary schools include Kilmersdon C of E primary school, Mells C of E first school, Leigh on Mendip first school and Stoke St Michael Primary. Independent schools include All Hallows, Downside, the Bath schools including Prior Park, Monkton Combe and King Edwards and the Bruton schools that include Bruton School for Girls, Sexeys and King's.

Directions

Postcode BA3 5SU

What.3. Words/ //edge.backlog.windmill

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: F

Guide Price: £795,000

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: Oil

Broadband: Current owners use True Speed offering ultrafast fibre at 600 mb/s .

For further information 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: Several vehicles

PART C

Building Safety: The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

Restrictions: N/A

Rights and Easements: N/A

Flood Risk: Rivers and Sea - very low /. surface water - very low

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.

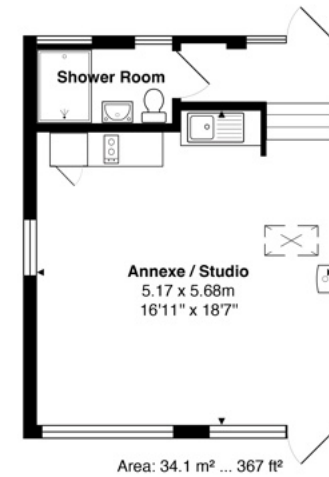
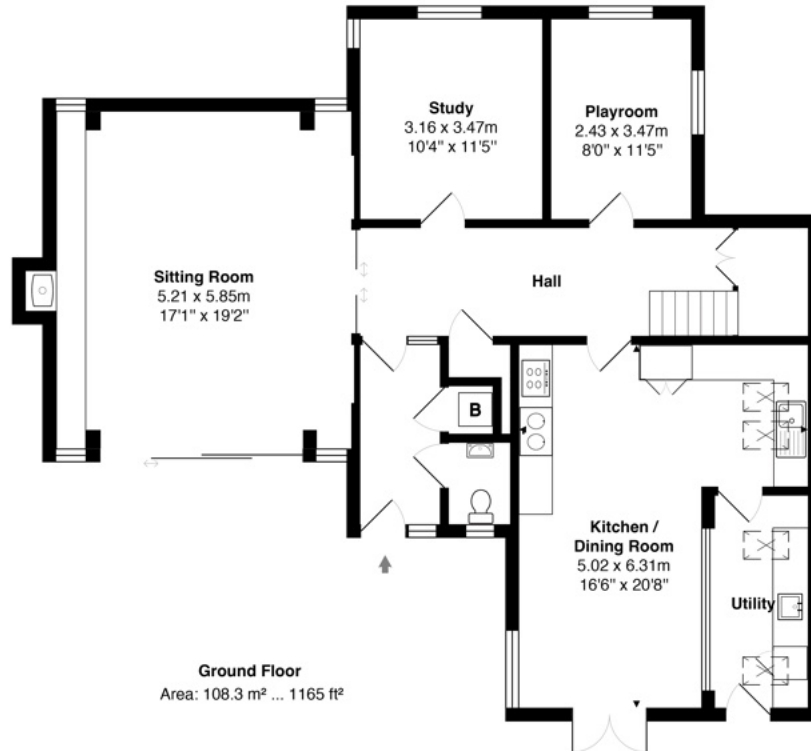
Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you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



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Approximate gross internal floor area of main building - 173.1 m² / 1,863 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.

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