

LODESTONE



Church House, Chesterblade





Church House, Chesterblade

BA4 4QX

Guide Price: £1,950,000

7 
Bedrooms

3 
Bathrooms

4 
Receptions

PROPERTY FEATURES

- Charming 7 bed period, country house
- Set in approx. 1 acre of beautiful gardens
- Unrivalled village location
- Complete privacy and seclusion
- Not listed
- Over 4000 Sq. ft of accommodation
- Glorious views of Somerset countryside
- Immaculately presented





Church House is a charming period country house set in enchanting grounds in the heart of Chesterblade, a rural idyll bordering Batcombe Vale in the heart of Somerset. Perfectly positioned and surrounded entirely within its own land and gardens, it offers complete privacy and magnificent views of the surrounding countryside. Dating from the mid 1800s, the original house has been extended and modernised over the years and now offers over 4000 sq. ft of luxurious accommodation over two floors.

The house is approached via a pretty drive that runs to the west of the house and culminates in an attractive gravelled area with parking for several cars. The front door lies beneath a magnificent wisteria that lights up the south facing façade of the house. A reception hall opens to a comfortable study, the dining room and a fabulous sitting room with beautiful views of the gardens to the rear of the house. The study comes with built in bookshelves and is enhanced with a handsome Victorian fireplace. The dining room is warmed by a wood burning stove set beneath a fine Douling stone surround and features a beautiful limestone floor that extends through much of the ground floor. The sitting room offers the perfect space for informal living and is bathed in natural light that pours through the windows. A Jet master fire sits beneath another charming marble surround at one end of the room. Off this room lies a magnificent drawing room that makes up the west end of the house. With triple aspect windows, it has a very bright and airy atmosphere and is immaculately presented with an elegant marble fireplace, this is the perfect place to entertain more formally. At the east end of the house and accessed both from a lobby at the front of the house and a rear hall is a stunning contemporary kitchen hand made by David Craigie, a well-known local cabinet maker. Beautifully crafted units lie beneath a combination of granite and oak worktops and an oil fired four oven aga complements a double Belfast sink. What makes this room really special are double glazed doors which open fully to a paved terrace and almost allows the garden into the room.





Immediately adjacent to the kitchen and accessed from outside is a good sized utility room with its own sink units, worktops and ample space for all the usual appliances.

The first floor is accessed via two staircases, one that runs from the main hall and one from the front lobby. All of the seven bedrooms are elegantly furnished and come with magnificent views of the gardens and the countryside. Some feature period fireplaces, others built in wardrobes. Of particular note is a very spacious dressing room that opens to bedrooms one and four. Three bathrooms variously come with tongue and groove styling, a stand-alone bath tub and generous showers whilst traditionally styled fixtures and fittings marry perfectly with modern heated chrome towel rails. Two loft areas accessed from the first floor and offer ample space for storage.

Outside

The gardens are beautiful and an oasis of calm and tranquillity. Well-manicured lawns sweep away from a picture perfect terrace to a boundary of mature trees and copper beach hedge. An enchanting glade to the east is defined by some magnificent silver birch trees that lend it shade. To the west lies a seasoned stone terrace with sensational views of Small Down Knoll, an ancient bronze age hill fort. Elsewhere, aged fruit trees, white roses, viburnum and quince pepper the gardens and enrich the landscape. Closer to the house, picturesque gravel pathways are framed with unusually fine box hedging. A well-stocked kitchen garden offers a wide variety of summer fruits and a garden shed offers useful storage. The house sits in one of the finest landscapes in this part of the county and offers total privacy.





Summary

Church House is a unique gem. It is the ideal family home as well as affording the opportunity to entertain more formally – the gardens are truly beautiful and the views delightful. The house has retained much of its original character and yet combines effortlessly with interior design. Where the property has been restored, it has been done with imagination and exceptional craftsmanship, both to the interior and exterior - this is truly a house to inspire.

Situation

Church House is perfectly positioned in the centre of Chesterblade and is one of a cluster of beautiful period houses that make up the hamlet. Its 12c church is central to the community and active with services such as Easter dawn. Chesterblade is perfectly situated to take advantage of some of Somerset's most sought after towns and villages. Approximately 9 miles to the West lies Wells which is the smallest Cathedral city in England. The High Street is vibrant with a small selection of chain stores such as Waterstones, plus a variety of independent shops, restaurants and pubs. Wells is fast becoming the South West's go-to place for festivals with the annual food, literary, comedy and theatre events. Approximately 10 miles to the east is Frome, one of its most fashionable market towns and recently featured in the Sunday Times as the best place to live in Somerset. Equally popular Bruton lies approximately 6 miles to the South with its famous Hauser and Wirth Art Gallery and Roth Bar. Babington House, Soho House's country mansion lies approximately 9 miles to the North.

Local schools include All Hallows Prep, Downside, Kings Bruton and Millfield and Wells Cathedral School. The Bath schools are all accessible and include Prior Park, Monkton Combe and King Edwards. Transport links are excellent with a railway station in Frome that connects to Westbury and from there, to London Paddington or the South West. There is also a mainline station in Castle Cary with direct links to London and the South West. The A303 is 14 miles to the South.

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: G

Guide Price: £1,950,000

Tenure: Freehold

PART B

Property Type: Detached

Property Construction: 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: Oil

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: 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, seas, and surface water – very low risk of flooding.

Please note the current vendors have owned the property since 2001. In May 2007 during an unprecedented flash flood in the locality the property, notwithstanding the elevation on the Mendips, suffered some flooding to the ground floor.

Coastal Erosion Risk: N/A

Planning Permission: N/A

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

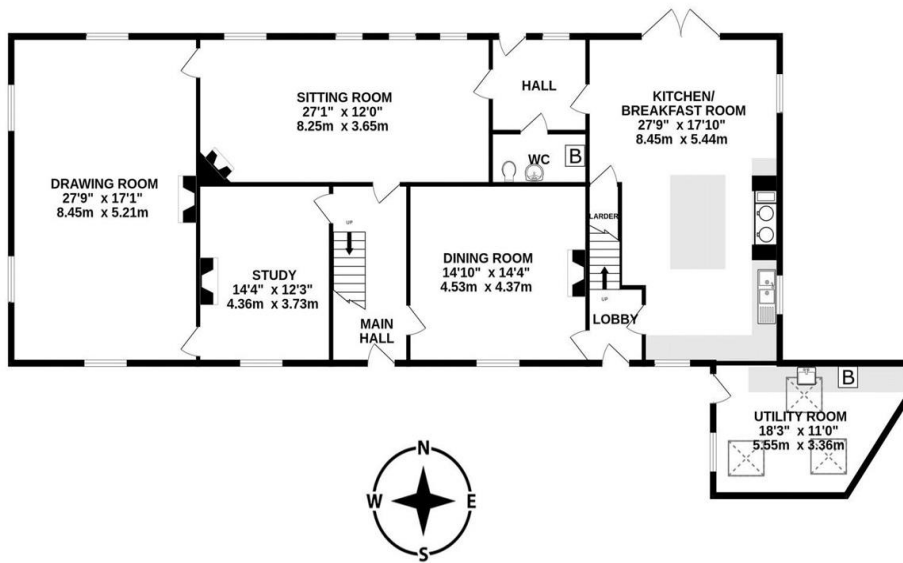
Energy Performance Certificate: D

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.

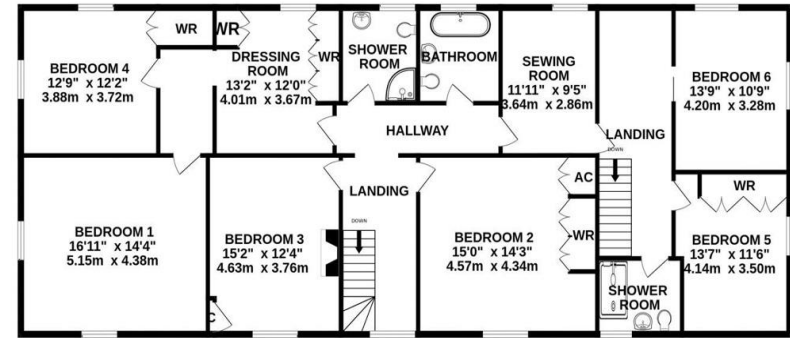
Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you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



GROUND FLOOR
2123 sq.ft. (197.2 sq.m.) approx.



1ST FLOOR
1971 sq.ft. (183.1 sq.m.) approx.



CHURCH HOUSE, CHESTERBLADE

TOTAL FLOOR AREA : 4094 sq.ft. (380.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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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