

Charlton Musgrove

Guide Price £865,000



Eden Nursery, Charlton Musgrove

- 2199sq ft | Freehold
- 3-4 bedrooms
- Circa 2 acres of gardens
- Eco home B-rated EPC
- Tranquil setting
- Easy access to Bruton, The

Newt, Independant Schools.

The house is approached up a driveway with dappled light from the trees on either side. There is a large parking area with expired P.P. (hence likely to be approved if resubmitted) for a substantial garage.

The front door opens into a cavernous open-plan kitchen/dining/reception room with a vaulted ceiling and flooded with light from windows and doors on all sides. The hub of the home, the kitchen, features open units, ample space for free-standing appliances, and a wood-burning Esse cooker alongside the dual fuel range cooker (LPG bottled gas). At the end of the kitchen, a door leads to the patio and garden beyond

The reception/dining area is spacious enough to be easily partitioned, with a dining table that comfortably accommodates 10. The living area is a cozy retreat, with an L-shaped sofa and additional seating arranged around a rotating log burner and plenty of space for more furniture.

To the front of the property, glazed doors open to a patio area, perfect for a quick coffee in the morning. In the back left corner is a generous double bedroom with a door to the outside and a wet room-style shower room. Upstairs there are two further generous bedrooms with large windows and a bathroom with a bath with shower and shower screen. The bedrooms are connected via a door at the end but could be easily separated, and a second bathroom could also be created. Planning permission was granted for a mezzanine from the bedrooms over the reception area. All the bathroom fittings across both bathrooms are either Grohe or Hansgrohe with Laufen W.C's.

The house is easy to keep at a comfortable temperature with underfloor heating throughout, a mechanical heat recovery ventilation system and energy efficient Rational windows and doors. All of these could be teamed with solar panels should a buyer wish to install them.

As you walk outside, the first thing you see is a patio area with a pergola and plenty of space for seating, a table tennis table, or anything else you might want to use it for.



There are two sheds, one housing the pool pump and filter, and another has been converted into a guest house with a bathroom, kitchenette, and sleeping area, it could also double as a pool room or home office.

Further up the garden is another shed, currently used as a log store, with established use which could also be converted subject to planning.

The natural pool is by Clearwater Revival and is heated via an air source system and solar cover. It has a bio-filtration system coupled with a U.V filter, and robotic Hoover for easy cleaning. There is a seating area and beautiful flower beds, all surrounded by a sculpted willow hedge.

Beyond the pool is a large fruit cage on one side and an orchard and raised beds with herbs, vegetables and flowers on the other. In the middle is a lawn area and gate that leads to a green lane that goes all the way to Penselwood, up to Alfred's Tower, and down the hill to Stourhead all without touching a road.

At the top of the garden is a wildlife pond that not only helps with drainage but also provided habitat for visiting birds, dragonflies, newts, heron, wild ducks, bats, owls, foxes, Badgers and even an occasional deer. There is a fenced area should anyone want to keep animals, and a children's play area (the treehouse might need repairs).

The property offers enormous scope for further tinkering or works perfectly as it currently is.

Useful Info:

Schools

- Hazlegrove Prep: 12 miles (14 mins typical)
- Sherborne Boys and Prep: 14 miles (25 mins)
- Port Regis Prep: 8.5 miles (21 mins)
- Kings Bruton: 5.1 miles (10 mins)
- Sexeys Bruton 5.1 miles (10 mins)





Train Stations

- Gillingham (5.5 miles): 2 Hours to Waterloo
- Castle Cary (9.5 miles): 1.5 hours to Paddington

Eco Credentials:

- Natural Swimming Pool with air source heat pump
- Wind turbine
- Ground source heat pump for the main house
- Rain water collection tanks for water recycling
- Biodigester treatment plant
- Esse cooker/wood burning stove for hot water back up
- Wild life pond
- Wood land planted by owner for firewood
- Recycled water for washing and lavatories (water saving)
- Rceycled cellulose insulation
- Solar hot water







what3words

Energy Efficiency

Floor Plans

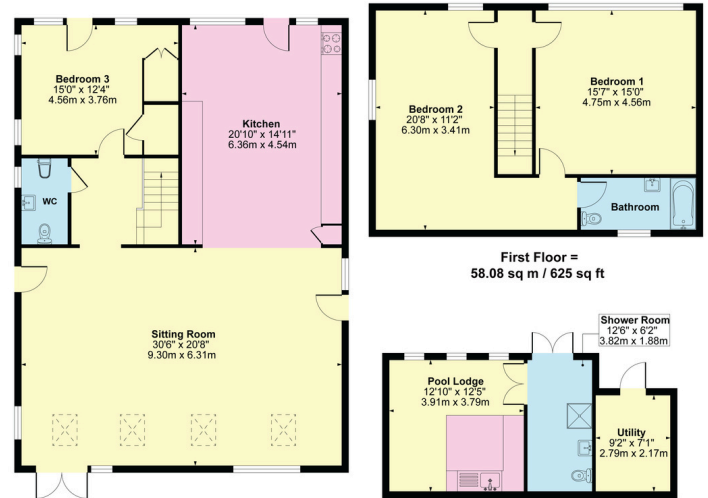
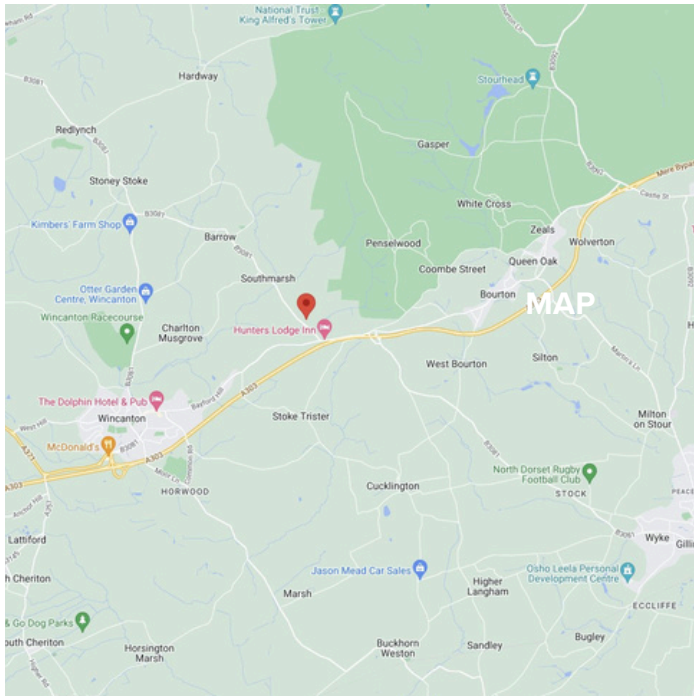
2199 sq ft

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Charlton Musgrove, Wincanton, Somerset, BA9

Approximate Gross Internal Area = 204.33sq m / 2,199 sq ft



Ground Floor =
117.48 sq m / 1,264 sq ft

First Floor =
58.08 sq m / 625 sq ft

Outbuilding =
28.77 sq m / 310 sq ft

All measurements are in accordance to the RICS Code Of Measuring Practice.
Measurements are approximate & only for illustrative purpose.

