



£595,000

*At a glance...*



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**holland  
& odam**

Sunny Holme  
Lovington  
Castle Cary  
Somerset  
BA7 7PT

**TO VIEW**

Market Place, Somerton  
Somerset, TA11 7NB

**01458 785100**

[somerton@hollandandodam.co.uk](mailto:somerton@hollandandodam.co.uk)





## Directions

From the Market Place in Somerton, follow Broad Street & North Street to the mini roundabout. Turn right onto Horsemill Lane and at the T Junction turn left onto B3151. Take the first right onto B3153 and follow the road through Keinton Mandeville. At the crossroads, continue straight across and follow the road to the next set of traffic lights. The property can be found on your right hand side, via a driveway accessed between the two sets of lights, indicated by our for sale board.

## Services

Mains electricity and water are connected. Private drainage via septic tank. Oil fired central heating system.

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold





## Location

Lovington lies three miles west of Castle Cary. It is a village characterised by its historic buildings, church, and lively community that hosts an annual community festival. There is an artisan bakery and cafe, and both a nursery and a primary school. Both Millfield and King's Bruton schools are within a quarter of an hour. Despite its rural location, rail connections from Lovington are excellent. The mainline station at Castle Cary is just six minutes away, with multiple direct daily services to London Paddington.

## Insight

Sunny Holme is a charming and versatile property, formerly three terraced workmen's cottages, later transformed into a spacious family home. Constructed from natural Blue Lias stone, this unique residence is set on an impressive plot of approximately 3 acres, offering picturesque countryside views and exceptional outdoor space.

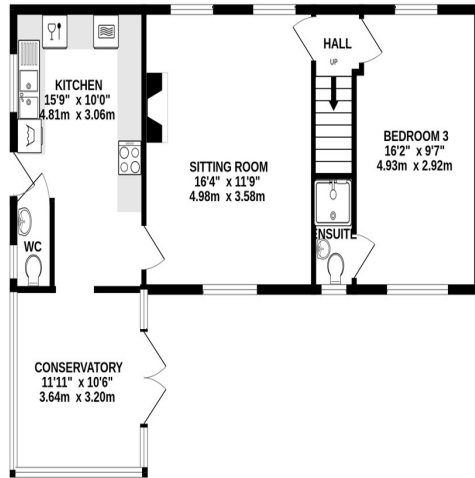
The ground floor accommodation includes a welcoming kitchen/breakfast room, seamlessly connected to a bright conservatory, perfect for enjoying the garden views year-round. The dual-aspect living room boasts a feature open fireplace and a ground floor bedroom with an en-suite shower room adds convenience and flexibility to the layout. The first floor features three generously sized bedrooms, all enjoying breathtaking views of the surrounding landscape. The main bedroom benefits from direct access to the Jack-and-Jill family bathroom, offering both functionality and privacy. Outside, the property is approached via a sweeping driveway, leading to a spacious gravel parking area with ample room for parking and a double carport with an attached storage shed.

The gardens surround the property to the rear and sides, primarily laid to lawn and featuring a large fish pond. Additional storage sheds are conveniently located throughout the grounds. Beyond the gardens, the adjacent field spans approximately 2.5 acres and offers incredible versatility for a variety of uses. This area includes a useful polytunnel, ideal for gardening enthusiasts or potential agricultural purposes.

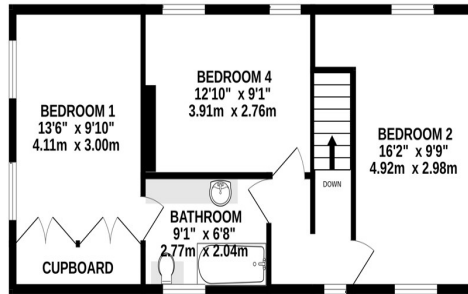
- Set approximately on a 3 acre plot with stunning countryside views
- Spacious kitchen/breakfast room with adjoining conservatory
- Dual-aspect living room with feature open fireplace
- Ground floor bedroom with en-suite shower room and three first-floor bedrooms with Jack-and-Jill family bathroom
- Sweeping driveway, ample parking, double carport, and storage sheds
- 2.5-acre adjoining field with polytunnel



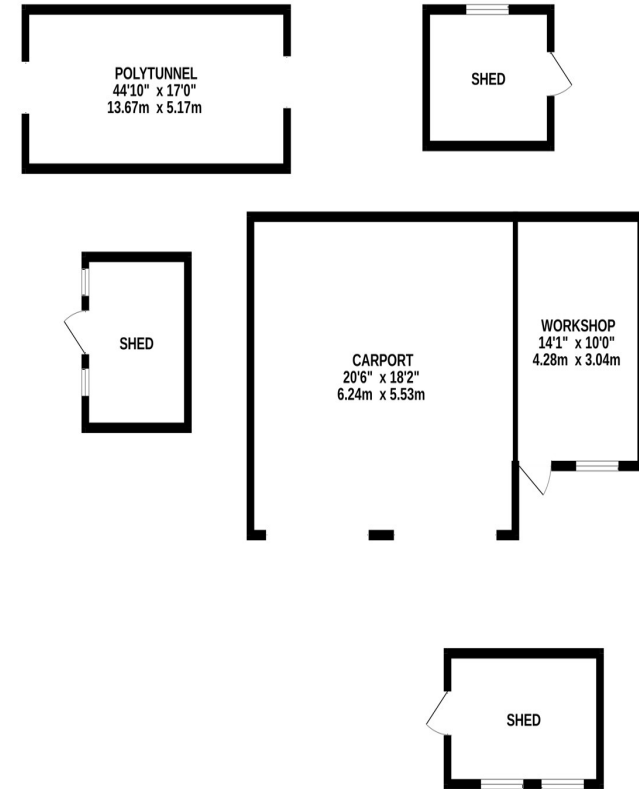
GROUND FLOOR  
674 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR  
571 sq.ft. (53.1 sq.m.) approx.



OUTBUILDINGS  
937 sq.ft. (87.0 sq.m.) approx.



TOTAL FLOOR AREA : 2182 sq.ft. (202.7 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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title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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