





£1,250,000

To View:

Holland & Odam

Market Place, Somerton

Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



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Energy
Rating

D

Council Tax Band E



Services

Mains electricity, water and drainage are connected. Oil fired central heating system.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

From Somerton Market Place, follow Broad Street and at the mini roundabout turn right onto Horse Mill Lane. Continue down the hill and turn left at the T Junction onto B3151 and take the first right onto B3153 towards Keinton Mandeville. Continue on B3153 for 5 miles and at the traffic lights turn left onto A37. Continue on A37 for 0.2 miles and turn left again onto High Street. Banchory can be found on your left.

Description

Positioned in a stunning countryside setting within the village heart of West Lydford, this immaculately presented equestrian led property sits on a 5.5 acre plot, offering the rare combination of a beautifully renovated family home and outstanding equine facilities, ideal for those seeking a turn-key rural lifestyle. This exceptional home offers the perfect blend of comfort, style, and practicality, a rare and desirable opportunity for equestrian buyers or those simply looking for a peaceful, rural lifestyle with superb outdoor versatile space.

Recently renovated by the current owners, the property has been finished externally in bright white render and offers stylish, well-balanced accommodation arranged over two floors.

An open porch leads into a welcoming entrance hall with stairs to the first floor and direct access to the spacious, open-plan ground floor. The heart of the home is the expansive living space, thoughtfully designed for modern family life. The well-equipped kitchen features built-in appliances including an inset sink & mixer tap, integrated recycling bins, fridge freezer, dishwasher, and an electric Bertazzoni Range Cooker, all complemented by ample storage cupboards, worktop space and a breakfast bar. The kitchen opens into a generous dining area and living room with patio doors to the garden, a feature fireplace with inset wood-burning stove, and access to the former garage—now a versatile family/games room. A separate utility room sits just off the kitchen, with wash facilities, space for a washing machine, tumble dryer, under-counter fridge, and chest freezer. This room also benefits from convenient access to both the front and rear of the property.

Upstairs, the master bedroom includes built-in storage and a contemporary ensuite shower room, accompanied by three further double bedrooms and a modern family bathroom.

Location

West Lydford is a peaceful and friendly village, perfect for families and dog walkers, with scenic footpaths along the River Brue, a charming church, and the community-run 'Lydford Forest Garden' with seating for all to enjoy. Ideally located for commuters, the village sits just off the A37 with easy access to the A303 (5 miles), Yeovil (12 miles), and Bristol (30 miles). Castle Cary train station, just 3.5 miles away, offers a direct line to London Paddington. Local amenities include a nearby fuel station with mini-supermarket, and a choice of pubs such as the Lydford Cross Keys and the Red Lion in Babcary. There's also a village hall, sports club, and parish church. Nearby towns like Castle Cary, Bruton, and Street offer further shopping and services, with excellent independent schools including Millfield, Kings Bruton, Hazlegrove, and Wells Cathedral School all within easy reach.





The outside space is equally impressive, with a front garden laid to lawn, large private driveway with electric car charging point, and side access leading to a generous rear garden. The garden enjoys a generous private patio area, ideal for entertaining or relaxing, with views across your land and beyond.

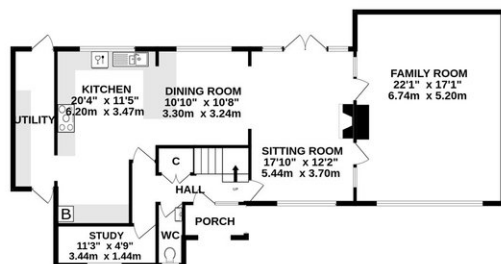
For equestrian use, the property boasts superb facilities including a 20m x 60m Olympic arena, two stables, hot wash bay, feed room, hay barn, large barn, tack room, field shelter, and a dedicated lorry park with electric hook-up. The land benefits from a central pipe drainage system for year-round usability. Power and light are connected throughout, and there is right of access via Mardis Lane, ensuring flexibility and ease of movement.



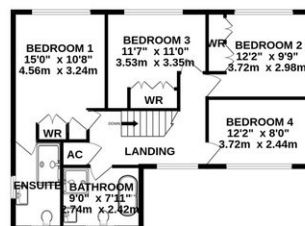
- No onward chain – A beautifully renovated family home with top-tier equine facilities, ideal for horse owners or countryside seekers.
- Set on a generous 5.5-acre plot – Offering ample space for grazing, riding, and enjoying open countryside surroundings.
- Outstanding equestrian infrastructure – Including a 20m x 60m Olympic arena, two stables, hay barn, feed room, large barn, tack room, hot wash bay, field shelter, and lorry park with electric hook-up.
- Recently renovated throughout – Stylishly modernised by the current owners with a contemporary modern finish and a practical layout for family living
- Spacious open-plan living – Featuring a well-equipped kitchen with Bertazzoni range cooker, open dining area, and a large lounge with patio access and wood-burning stove.
- Versatile family accommodation – Four double bedrooms including a master with en-suite, plus a converted garage ideal as a games room or second lounge.
- Private and scenic outdoor areas – Large driveway, front and rear gardens, and a peaceful and private patio overlooking your animals, land and beyond.



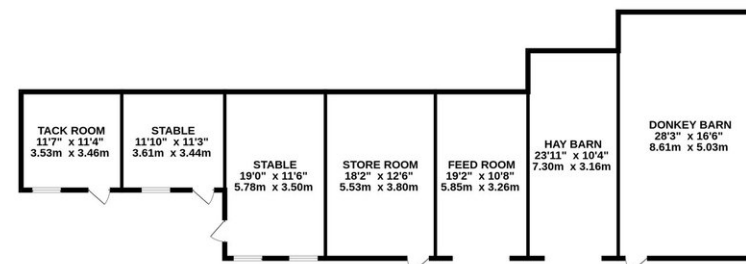
GROUND FLOOR
1201 sq.ft. (111.6 sq.m.) approx.



1ST FLOOR
725 sq.ft. (67.3 sq.m.) approx.



OUTBUILDINGS
1672 sq.ft. (155.3 sq.m.) approx.



TOTAL FLOOR AREA : 3598 sq.ft. (334.2 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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