



Lopen House







Lopen House Church Street

Lopen, Somerset, TA13 5JX

A303 and South Petherton 1.5 miles. Crewkerne 3.5 miles. Railway Station 4.5 miles. Taunton and the Jurassic Coast 19 miles.

A well proportioned Georgian house with a Victorian wing, tucked away within this favoured village, set within delightful formal gardens, together with a useful range of outbuildings. Further land available. EPC Band D.

- Sought After Village Location
- Three Reception Rooms
- Five Bedrooms, One Ensuite & Family Bathroom
- Range of Outbuildings
- Freehold
- Reception Hall and Boot room
- Kitchen/Dining Room & Scullery
- Private Gardens & Carriage Driveway
- Further Land Available
- Council Tax Band G

Guide Price £1,495,000

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SITUATION

Lopen House is quietly located just off Church Street (a no-through road) and is set within delightful grounds of approximately 1.68 acres. The village has a church with a farm shop and cafe, all within walking distance, together with a wonderful pub/restaurant in the neighbouring village of Hinton St George. For day-to-day needs South Petherton is within 1.5 miles and Crewkerne 3.5 with its Waitrose Supermarket and a mainline rail link to Exeter and London Waterloo. The property is also well placed being close to the A303, providing excellent links towards Taunton, Exeter and London.

DESCRIPTION

The classically Georgian building of Lopen House dates back to 1780, with a three storey Victorian wing being added in 1840, to create a fine and substantial home. It is constructed principally of hamstone with some brick exterior elevations and is contained beneath a slate roof. The property offers well proportioned accommodation over three floors with many fine and original features, including high ceilings, flagstone flooring, bay windows with shutters and numerous fireplaces throughout the property. The accommodation is offered in excellent decorative order throughout and includes gas fired central heating, together with additional electric underfloor heating within the kitchen and en suite bathroom.

Through the entrance portico is a welcoming reception hall together with two adjoining reception rooms, spacious kitchen/dining room with adjoining scullery and larder. To the rear of the property is a utility/boot room along with a cloakroom. On the first floor are five double bedrooms, one with an en suite bathroom, together with a family bathroom. On the second floor is a magnificent reception room known as 'The Tower' from which commanding panoramic views can be enjoyed.

Outside approached over a carriage driveway are wonderful gardens and grounds, including front Croquet lawn, three small paddocks including orchard, in all extending to approximately 1.68 acres. There are also a useful range of outbuildings including, double garage, with stable and the original two storey detached coach house with planning consent for conversion to a three bedroom holiday cottage.

VIEWINGS

Strictly by appointment through the vendors selling agent Stags, Yeovil office. Telephone 01935 475000.

SERVICES

All mains services are connected. Gas fired central heating.

Broadband Availability: ADSL under 24 Mbps Superfast 24 - 100 Mbps Ultrafast 100 - 999 Mbps

Mobile Availability: O2.

DIRECTIONS

From Hayes End roundabout on the A303 near South Petherton take the exit passing the garage signposted Ilminster. continue along here and at the next roundabout at Lopen Head turn left and continue down the hill into the village of Lopen. Take the first turning left into Church Street and after a short distance opposite the church as the road bears sharp right, turn left onto the entrance drive, between the stone pillars that leads to Lopen House.





ACCOMMODATION

Entrance portico with glazed door leading to the reception hallway with original flagstone flooring and staircase rising to the first floor. Minster stone fireplace, picture rail and servants bell, connected to all principle rooms. Living room with Minster stone fireplace with original cupboards and picture rails, exposed floorboards, original windows and shutters, along with column radiators. Family room enjoying views from two aspects including window shutters, Minster stone fireplace, dado and picture rail, exposed floorboards. On the opposite side of the hallway is a light and spacious kitchen/dining room, enjoying views from two aspects including a large bay window with bench seat and shutters overlooking the front lawn, and French doors to the delightful terrace. The room also benefits from electric underfloor heating, and a Minster stone fireplace. The kitchen area enjoys granite worktops with a range of floor and wall mounted cupboards and drawers, including an integrated Belling Kensington range cooker with five gas burners, two electric fan ovens and grill, stainless steel hood over. A central island also offers a breakfast bar area, again with granite worktop and cupboards below, circular sink with mixer tap. An archway leads into the scullery which comprises 1 1/4 bowl stainless steel sink and drainer with solid oak worktops with cupboards under and recessed shelving with brick arch over. Built in Bosch dishwasher and Samsung american style fridge freezer, along with a walk-in larder with cold shelf and additional shelving. To the rear of the house can be found the utility/boot room with original flagstone flooring, bench seats and coat pegs, together with glazed back door leading to the oak framed covered porch with slate roof and cobbled rear courtyard. Single drainer sink with mixer tap over, adjoining worktops with cupboards over and washing machine and tumble dryer, together with useful store cupboard. Boiler cupboard housing the Vaillant gas fired boiler together with pressurised hot water cylinder. Adjoining cloakroom with low level WC, vanity unit with inset wash hand basin.

A period wooden staircase leads to the generous split level landing, with picture rail and trap access to roof void, accessed via an aluminum loft ladder leading to a part boarded attic with electric light. Bedroom two with views from two aspects, corner pedestal wash hand basin and picture rail. Bedroom three with window to side, sealed fireplace with over mantle, corner wash hand basin and picture rail. Family bathroom comprising panelled bath together with separate shower cubicle, pedestal wash hand basin, low level WC and heated towel rail. Bedroom four with window to side, sealed fireplace, vanity unit with inset wash hand basin, picture rail and exposed floorboards. Bedroom five with views to front, bench seat and large store cupboard over the stairwell, picture rail and exposed floorboards.

From the main landing, a glazed door leads to a further landing currently used as a study area, with large Velux roof light and window with view to rear courtyard and open fields beyond, with a further staircase rising to the second floor room known as 'The Tower'. Useful linen cupboard with store cupboard over and door leading to the principal bedroom with high ceilings, two windows to front with shutters, limewashed floorboards and picture rail. Large walk-in wardrobe with window and glazed French doors with steps leading down to the en suite bathroom comprising bath with shower attachment, twin wash hand basins, back to wall WC, large walk-in shower, heated towel rail, tiled floor with electric under floor heating, trap access to the roof void.

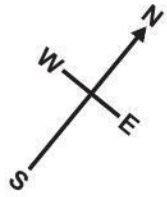
On the second floor is a magnificent room known as 'The Tower' with a vaulted ceiling with exposed beams together with limewashed floorboards. There are wonderful views from all four aspects over the gardens and surrounding countryside, together with a fireplace with tiled hearth and Belfast sink.

OUTSIDE

Lopen House is approached through via stone pillars with carriage driveway leading to the property and exiting via a large parking area, together with a timber double garage, approached through twin metal up and over doors and is connected with power and light with an adjoining stable. Opposite is the coach house, which is a two storey building constructed principally of hamstone and contained beneath a tiled roof with a lean-to former tack room to the rear. Planning was granted in 2012 under application number 12/02213/FUL for conversion to a three bedroom holiday cottage and drainage works implemented in 2015, in order to validate the planning consent. The property sits centrally within its grounds which are well hedged and fenced giving much privacy and bounded by a fine selection of mature trees. Adjoining the carriage driveway is an orchard with a selection of Apple, Pear and flowering Cherry trees. The front lawn was a former Victorian tennis court but now makes an excellent Croquet lawn with well clipped box hedging to the south and east terraces, along with wooded areas including a selection of mature trees including Beech and Cedar. To the far side of the property is a cobbled rear courtyard with outside water tap, stone sun terrace, ideal for outdoor entertaining together with attractive flower and shrub borders. From here a Beech hedge with archway leads through to a further garden area with brick and stone outbuilding contained beneath a tiled roof, used as a log store and potting shed, connected with light and power. Three small paddocks, with the middle one benefitting from a selection of trees including Oak, Copper Beech, Field Maple, Horse Chestnut and Pear. The third paddock is protected by post and rail fencing together with box hedging and adjoins the driveway. Also within the garden is a rear sun terrace and a further brick and slate outbuilding with a flagstone floor, used as a freezer room/general store connected with power and light, and adjoining gardeners WC (not connected). In total the grounds extend to 1.68 acres

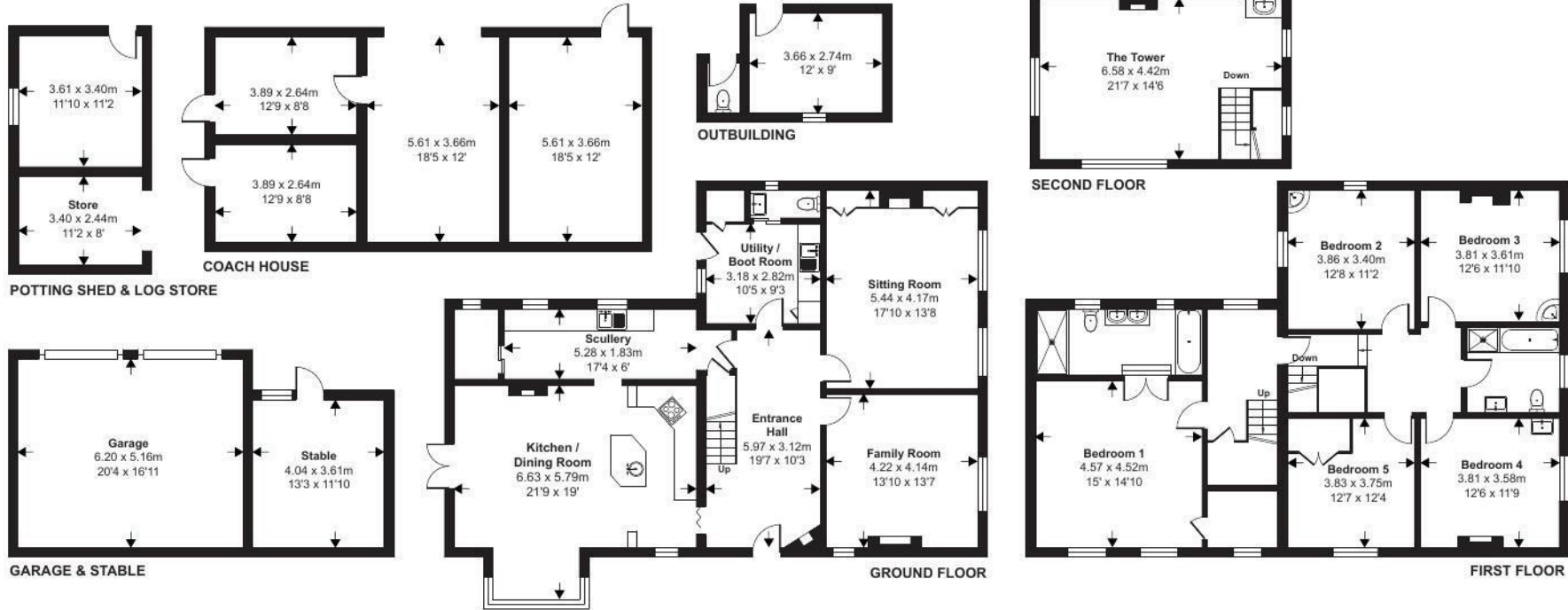
ADDITIONAL LAND

Situated close by is a naturally hedged field, previous measurements calculated it at approximately 6.5 acres, and is available for purchase by separate negotiation.



Approximate Area = 2904 sq ft / 269.7 sq m
 Garage = 346 sq ft / 32.1 sq m
 Outbuildings = 1165 sq ft / 108.2 sq m
 Total = 4415 sq ft / 410 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1120228



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





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