



Maple Croft







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Lufton, Yeovil, Somerset, BA22 8SU

Montacute 2 miles Yeovil & A303 3 miles Sherborne 8 miles

An individually designed and recently built six bedroom, three storey house located in a semi rural location, with ample parking, triple garage/workshop, snooker room and gardens and paddock, with outbuildings, in all approximately 0.4 acres. EPC Band B.

- Individually Designed House
- Large Reception Hall & Cloakroom with central staircase
- 3 Reception Rooms
- Open Plan Living/Kitchen/Family Room
- 6 Double Bedrooms & 3 En Suites & Family Bathroom
- Snooker Room
- Electric Gated Drive & Triple Garage
- Gardens & Paddock. In all Approx. 0.4 Acres
- Freehold
- Council Tax Band G

Guide Price £995,000

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SITUATION

Maple Croft is situated in a semi rural location on the north western outskirts of the town, along a quiet country lane adjacent to a family owned redundant farm. The hamlet known as Lufton offers a church and nearby specialist college. Yeovil town centre is within 3 miles, where an excellent range of shopping, recreational and scholastic facilities can be found, together with a main line rail link to Exeter and London Waterloo. The nearby village of Montacute is within 2 miles of the property, with its National Trust House, primary school, pubs, hotel, village stores and garage/shop.

DESCRIPTION

Maple Croft is a stunning six bedroom, individually designed detached house, constructed of block cavity and faced in local Hamstone and is set beneath a slate roof. It is hugely energy efficient and benefits from oil fired central heating, with individual zoned underfloor heating on the ground floor and radiators on the first and second floor. The property also benefits from solar panels and an electric vehicle charging point. With regard to technology there is a central ipad which controls the Sonos music system, alarm, lighting, heating, electric gates and the CCTV. Much of the ground floor enjoys attractive engineered oak flooring, together with travertine flooring, which is throughout the kitchen/dining/family room, with its glass lantern roof and bespoke kitchen, with quartz worktops. As well as three reception rooms, cloakroom and utility on the ground floor. There are four bedrooms, one with an en-suite and a family bathroom on the first floor, together with a snooker room, which could convert into two further bedrooms, if required. On the second floor is a reading area and two further bedroom suites, both with en suite facilities. Outside there are electric gates, protecting the driveway together with an integral triple garage/workshop, with hydraulic lift along with attractive garden to rear and adjoining paddock, together with additional outbuildings including large log store, tractor shed and workshop. In all the grounds extend to approximately 0.4 of an acre.

ACCOMMODATION

Hamstone porch beneath a slate roof, with door leading to reception hall, with central staircase rising to first floor. Travertine flooring and ipad central control system. Cloakroom, with low level WC, pedestal wash hand basin and travertine floor. Study, with oak flooring, recessed log burner with beam over. Views from two aspect and built in bookcase, with storage cupboards under. Sitting room, with oak flooring. Brick fireplace with inset multifuel stove on a slate hearth with over mantle. Large glazed doors to rear with side panels and window to side. Music room, with oak flooring and window to front. Adjoining plant room housing the Grant oil fired boiler together with a pressurised hot water cylinder and manifolds for the underfloor heating. Kitchen/dining/family room, a wonderful space facing due south and with a bespoke kitchen, with quartz worktops, range of floor and wall mounted cupboards and drawers including plate racks, glass fronted cabinets, with storage under and pantry cupboard. Recessed space for American fridge/freezer and Range cooker. Large island unit with quartz worktop, breakfast bar, twin Belfast sinks with mixer tap over and cupboards beneath. Travertine flooring throughout with dining area, with illuminated wine rack and family area/orangery with a glass lantern roof, glazed windows on three sides and glazed French doors to garden. Glazed door to utility room, comprising 1.5 bowl sink with mixer taps adjoining Walnut worktops with space and plumbing for washing machine and integrated dishwasher. Further selection of worktops with bespoke oak fronted cupboards under and tiled floor. Glazed door to triple garage.

Galleried landing with window to front and central staircase rising to second floor. Laundry room and adjoining hub for the CCTV. Bedroom 4, with views from two aspects and two fitted cupboards. Bedroom 6, with window to front and two fitted cupboards. Bedroom 3, with window to rear, recessed fitted display cupboard with drawers under, walk in wardrobe and en suite bathroom, comprising freestanding roll top bath, low level WC, pedestal wash hand basin and panelling with display shelf. Large walk in shower with travertine tiled walls. Bedroom 5, with window to rear and fitted wardrobes. Family bathroom comprising freestanding roll top bath. Pedestal wash hand basin, low level WC and panelling to dado rail. Column radiator and large walk in shower with travertine tiled walls. Snooker room, with four dormer windows to both south and north elevation, oak flooring, bar area and recessed brick fireplace with inset log burner on a slate hearth with beam over. Trap access to the fully boarded roof void.

Second floor landing, with large reading area with two display alcoves and dormer window with electric blind. Bedroom 2, with dormer window enjoying views towards Lufton Manor to front and electric blind, trap access to the fully boarded roof void, dressing area/walk in wardrobe and door to en suite bathroom, comprising panelled bath with shower over, vanity unit with inset oval wash hand basin with waterfall tap and granite worktop, low level WC and velux window to side. Travertine wall tiling. Bedroom 1, with dormer window also enjoying views towards Lufton Manor with electric blind, door to dressing room/walk in wardrobe and door to en suite shower room, with large walk in shower with travertine wall tiling. Vanity unit with inset oval wash hand basin, granite worktop and four cupboards beneath. Low level WC, velux window to side and travertine wall tiles.





OUTSIDE

The property is approached through a pair of electric timber gates, hung from brick pillars with low brick retaining walls and laurel hedging for privacy. Gravelled driveway providing ample parking and turning and access to the triple garage/workshop, which is approached through twin wooden doors and is connected with power and light, has a tiled floor along with a hydraulic lift and with door and window to rear. To the front of the property there is an EV charging point, pond and lawned garden, with various shrubs and bushes. A wrought side gate leads to the rear, with a large Indian sandstone sun terrace, making the most of the southerly aspect. External sockets, lighting, cold water tap, log store and concealed oil tank. Two lawned garden areas, with various shrubs and bushes and a hedgerow and path leading to the paddock, which is treelined, part hedged and part post and wire fencing and extends to approximately 0.25 acres. It benefits from road access via a five bar gate and also a useful range of outbuildings, including log store, tractor shed and workshop.

SERVICES

Mains water and electricity are connected. Shared private drainage. Oil fired central heating and solar panels.
Broadband availability: Standard, Superfast & Ultrafast (ofcom)
Mobile availability: EE, Three, O2 & Vodafone (ofcom)
Flood Risk Status: Very low risk (environment agency)

VIEWING

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

DIRECTIONS

From the A303 take the A3088 link road to Yeovil. At the traffic lights turn left onto Bunford Lane towards the Crematorium and at the roundabout turn left onto Bluebell Road, signposted Montacute. At the next roundabout continue straight ahead onto Montacute Road and after a sharp left hand bend, turn right down a lane, signposted Lufton Church. Continue down here whereupon Maple Croft will be seen approximately 1/4 mile on the left hand side.

AGENTS NOTE

The adjacent property 'Hurn' is also available by separate negotiation which would provide multi-generation living with additional land.

Approximate Area = 5042 sq ft / 468.4 sq m (excludes void)
Outbuildings = 481 sq ft / 44.7 sq m
Total = 5523 sq ft / 513.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Stags. REF: 1295051



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	90	90
(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	



