

# LODESTONE



Westwood Cottage, West Lydford





## Westwood Cottage, West Lydford

TA11 7DL

Guide Price £775,000

4 

Bedrooms

3 

Bathrooms

3 

Receptions

- Detached single-storey property with flexible accommodation
- Sought after Somerset Village
- 1 bed Annexe
- Fabulous two-storey barn with scope for a variety of uses (stpp)
- Pretty cottage garden
- Ample parking
- Castle Cary station c.5 miles





Westwood Cottage is a single storey property offering flexible accommodation that nestles comfortably in its plot. Off a quiet lane on the outskirts of the much sought-after village of West Lydford, the pretty Blue Lias stone buildings are connected to create a U-shaped property sitting around a large courtyard. This is a much loved family home, but unusually offers the next owner a multitude of possibilities through its layout and setting.

Entering the main house, the hallway leads to inviting and generous living spaces on one side, with the bedrooms and bathrooms on the other. The well-appointed kitchen with a pretty view down the garden leads on into a large sitting room, with a bright and airy sun room opening beyond. Everything you need is here, including a log burner in the sitting room for cosy winter evenings, doors opening out onto the courtyard from the sunroom for long, lazy summer days, and plenty of space for family and friends to come together. Two good sized double bedrooms, one with ensuite shower and one with adjacent bath and shower, plus a single bedroom ideal for a child or as a dressing room, complete the accommodation in this part of the property.



Located in the courtyard next to the main house is a well equipped utility room, with new boiler, loo, sinks and ample drying space. This room brilliantly provides the very essential working area for family country living all tucked neatly out of sight.

Moving on around the courtyard you come next to the Annexe. A good sized open plan kitchen and sitting room, shower room and





generous double bedroom offer huge potential for multi-generational living or rental opportunities. A large utility and store room is right next door providing great space for anything and everything, and a very useful log and bin store complete this wing.

At the eastern end of the courtyard is a fabulous two story barn, offering yet more flexibility and opportunity. Many wonderful original features remain, including the grain doors on the upper floor. Currently very well configured as workshops and store rooms, this large building offers huge potential for possible conversion for a multitude of uses, subject to planning permissions.

Westwood Cottage is a rare find, with everything that is needed for easy country living already incorporated whilst still offering huge scope for the next owner to make it their own.

#### Outside

A beautiful Willow tree is the centrepiece of the pretty cottage garden leading up to the house. There is a small pond, summer house, a plentiful veg patch and greenhouse tucked away, with a small car port and tool shed to house all the necessities. The terrace by the front door is perfectly placed for relaxed outdoor dining overlooking the garden. The drive leads on up the side of the property through another five barred gate into the courtyard around which the buildings sit. Currently this provides extensive parking, but as the buildings all open out onto the courtyard there is further potential for this to be landscaped to provide additional outside living space.



### Situation

West Lydford is a popular and sought after village, largely constructed of stone built period properties. The village has a church and a nearby garage with a shop. Castle Cary, 6 miles from West Lydford, is a busy town offering plenty of boutiques, restaurants, a post office and coffee shops. The fashionable town of Bruton with the renowned art gallery, Hauser and Wirth and the restaurant, At the Chapel, is only a 20-minute drive. The picturesque town of Somerton is close by, originally the county town of Somerset and before that, possibly the capital of Wessex. Its focal point is the wide 17th Century Market Square with a Buttercross in the centre. Somerton offers all the usual amenities of a market town and has a small independent supermarket. The City of Wells is the smallest Cathedral city in England, also only a 20 minute drive away, and offers all the usual amenities you would expect, plus a twice weekly market and a broad choice of supermarkets including Waitrose. At the very heart of the city is the stunning medieval Cathedral, Bishop's Palace with its superb garden and Vicars' Close (reputed to be the oldest surviving residential street in Europe). Larger towns within easy reach include Sherborne, Shepton Mallet and Yeovil which offers a large screen multiplex cinema. Approximate distances: Castle Cary 6 miles (Paddington Station from 90 mins), Glastonbury and Street 9 miles, Wells 12 miles, Yeovil 10 miles (London Waterloo), Sherborne 15 miles, A303 6 miles.

### Schools

Many of the area's best known independent schools are within easy commuting distance including Millfield School (prep and senior), Kings Bruton, Sherborne, Wells Cathedral School (prep and senior), Downside, Hazlegrove and All Hallows. There is a local state primary school at





nearby Keinton Mandeville, plus state secondary schools at Ansford and the very popular Sexeys School in Bruton.

Services – Oil fired central heating, mains water and electricity, mains drainage.

Local Authority – Somerset Council  
Council Tax – Band E (Annexe Band A)  
EPC – Cottage E Annexe C  
Tenure – Freehold

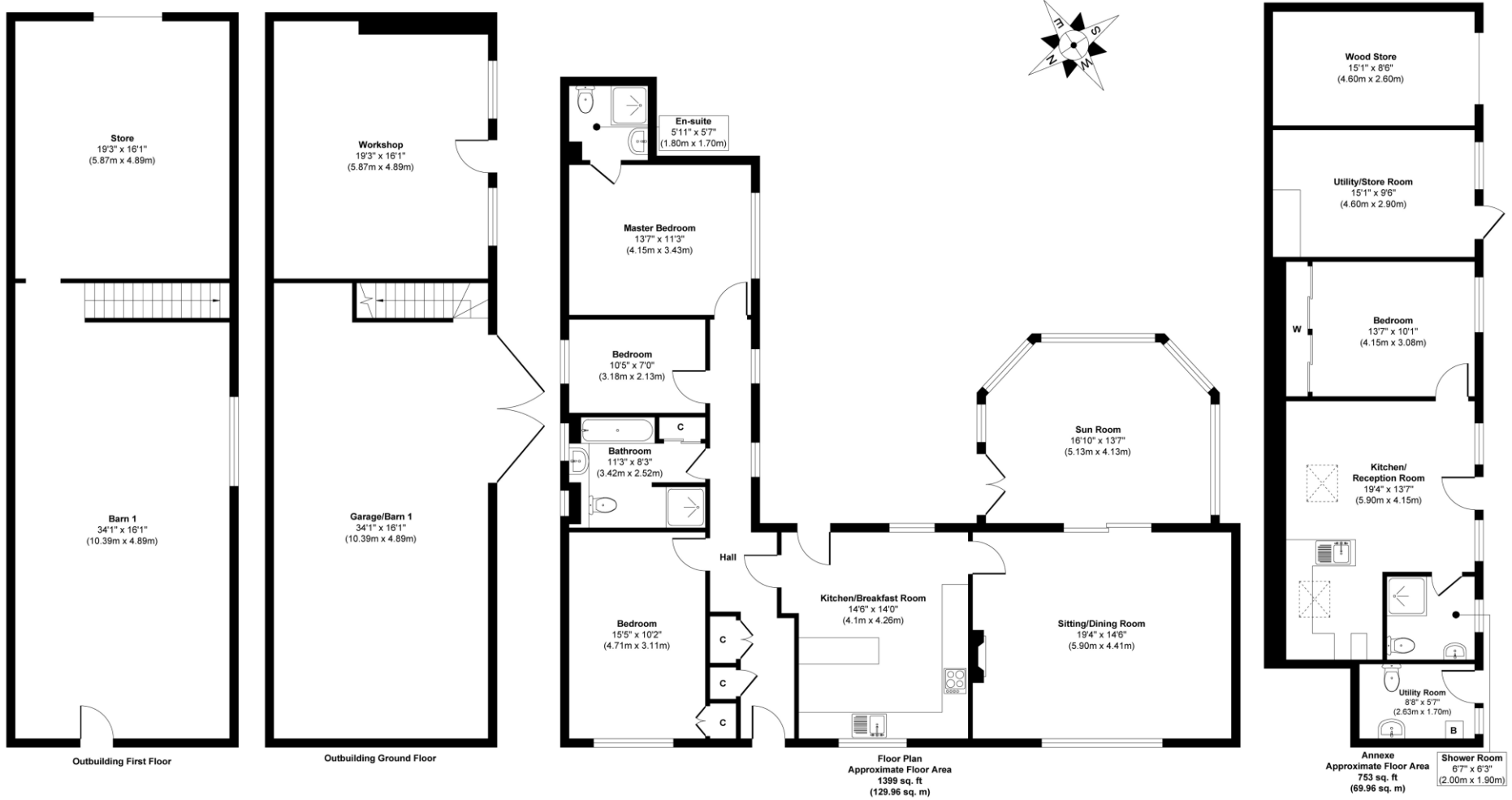
Directions (TA11 7DL) - From the A303 Podimore roundabout proceed along the A37 for approximately 5 miles to Lydford-On-Fosse traffic lights. Continue straight over on A37 and then take the second left hand turn into Fair Place, signposted to West Lydford. Continue along Fair Place and take the first right hand turn into Dial's Gate Lane. Westwood Cottage is the first house on the right.

What 3 Words – recap.eaten.tiptoes

Viewing by appointment only



# West Lydford, Somerset, TA11



**Approx. Gross Internal Floor Area 2152 sq. ft / 199.93 sq. m**

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