

LODESTONE

Where home happens

Wells Branch

01749 605088

wells@lodestoneproperty.co.uk

www.lodestoneproperty.co.uk



Chevrons

Baltonsborough BA6 8QD

- Superb location on edge of this popular village
- Set in c.0.5 acres backing onto open fields
- First time to the market
- Beautiful well stocked garden
- Large sitting room with open fire
- Dining room
- 4 double bedrooms
- Southerly aspect to the rear
- Garage and ample parking
- No onward chain



Completely private and sitting beautifully in its own plot Chevrans presents a fabulous and unique opportunity to acquire a very special home on the edge of the sought after village of Baltonsborough in the heart of Somerset. With the potential for a new owner to put their own mark on it, Chevrans was built in 1968 by local builder Brian Forsey and Son for the current owners.

Electric iron gates open into the driveway which is hidden from the lane by a high stone wall. The house sits in the centre of its ground with a lovely garden encircling it and far-reaching country views across the fields beyond.

A partially glazed door opens into the large hallway with the reception rooms all leading off. A large coat cupboard provides plenty of good storage. The main reception room to the right is a fabulously large room, triple aspect with views of the garden all around and is flooded with natural light. There is great space for sofa arrangements and the fireplace is home to a Baxi fire which throws off tremendous heat on cold evenings, making this the perfect place for cozy nights in and a welcoming space for entertaining family and friends. Also off the hall is the dining room, an atmospheric room perfect for meals with family and friends. The kitchen is at the end of the hall is light and bright and has views out across the garden to the fields beyond. It is well appointed fitted with plenty of units, double sinks, a larder cupboard, an electric oven and hob, dishwasher and space for a table and chairs, plus a serving hatch through to the dining room. A door leads on to the large utility room fitted with a range of cupboards which is a really useful area including a separate downstairs loo and a door straight out to the garden. Here there is space for everything needed for easy country living, including all laundry needs, dogs, boots, coats and storage cupboards. There is a door connecting the integral garage to the house providing easy access with shopping and more opportunity for a multitude of uses and for storage.

A beautiful hardwood open tread staircase leads upstairs from the hall to a large landing above. The master bedroom is a very generous size with lovely big windows affording plenty of natural light. There are three further double bedrooms, one with a large walk-in wardrobe, all of which are a good size and all of





which have fabulous views of the surrounding countryside. The family bathroom has a bath, basin, loo and bidet, and is also home to a very useful airing cupboard. Loft access leads to space that runs the length of the house.

Outside

The garden at Chevrons has been lovingly planted with a range of shrubs, beautiful trees and perennial plants that ebb and flow with the seasons. The garden wraps around the house with a high stone wall affording the house a high degree of privacy by completely concealing it from the lane. Entry is through electric metal gates which sit discreetly to one side with a drive leading to the front of the house where there is plenty of parking. This area has lawn, mature planting, a greenhouse and a garden shed. Down either side of the house are mature trees and a further garden shed on each side. To the south of the house is the largest garden area with far reaching views across the fields beyond. A highlight is the large pond, said to once have been the water supply to the whole village which is well stocked with fish. Large lawns, mature trees, fruit trees including apple, plum and sweet chestnut are dotted throughout, a rose bed and rare shrubs are also lovely features. A terrace off the kitchen with a door from the utility room creates a lovely space for dining under the stars in the warmer months. Chevrons provides a rare opportunity for a new owner to acquire a unique property and create a fabulous home in this much sought after Somerset village.

Situation

Baltonsborough is a lively and popular village in the heart of Somerset. The village hall is a hub for the community and hosts a wide variety of activities that include Bowls, Table Tennis and Yoga. Alongside is a playing field, sports pitches and a play park (with its own zip wire). Other local amenities include a local pub, a Primary school and a new village shop which is scheduled to open in September.



Close by is Somerton (once the ancient capital of Wessex) that offers all the usual amenities of a market town including a choice of bars and restaurants and a small independent supermarket. Of particular note are the White Hart gastro pub as well as the Craft Chocolate Shop. The Old Town Hall now houses the ACE Arts Gallery and craft shop which presents a varied, stimulating programme of exhibitions and related events throughout the year. Further shopping can be found in nearby Street (with its famous outlet stores at Clarks Village) and the historic city of Wells just a short drive away. Local attractions include the Glastonbury festival, the Hauser and Wirth Roth Bar and gallery in Bruton, the Kingweston Golf Club and several good local pubs and restaurants.

Bath and Bristol are both about an hour drive to the North. There are good transport links to London and the South west via the A303. Castle Cary railway station, just 6 miles away, offers an excellent direct rail service to London in less than two hours.

Schools

Local schools include Baltonsborough village primary school, Strode College, Crispin School, Brookside Academy and The Blue school in Wells. Nearby independent schools include Millfield School (prep and



senior), the Bruton schools, Wells Cathedral School (prep and senior), Hazelgrove and All Hallows prep schools,

Services – Mains electricity, water and drainage.
Storage heaters

Local Authority – Somerset Council

<https://www.somerset.gov.uk/>

Council Tax – Band E

EPC – F

Tenure – Freehold

Directions – From Glastonbury, take the A361 East towards Shepton Mallet – go past the Tor and reach Millfield Prep school – continue for 1.2 miles and turn right onto Woodland road. Continue until reaching the Greyhound Inn in Baltonsborough. Turn left onto Ham Street and continue through the village until you reach Mulcheney Hill on your right hand side. Turn right into Mulcheney Hill and Chevrons is the third house on the left hand side with the entrance tucked in at the end of the wall.

What 3 Words – scrolled.broads.jumped

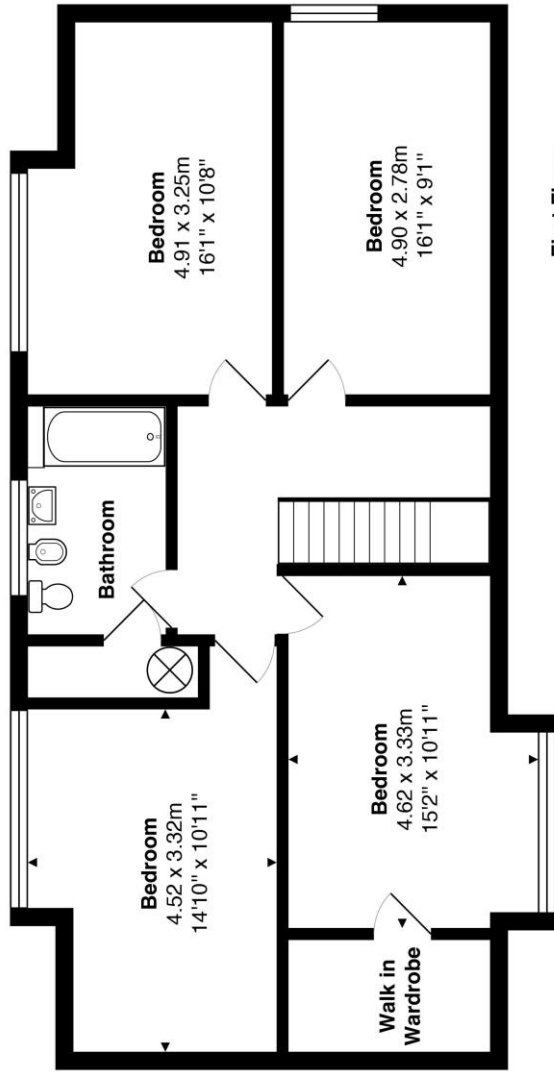
Viewing by appointment only

Every care has been taken with the preparation of these particulars, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Energy Performance Certificates are available on request.

Lodestone Property | Estate Agents | Sales & Lettings |
Wells & Bruton Somerset |Shaftesbury Dorset

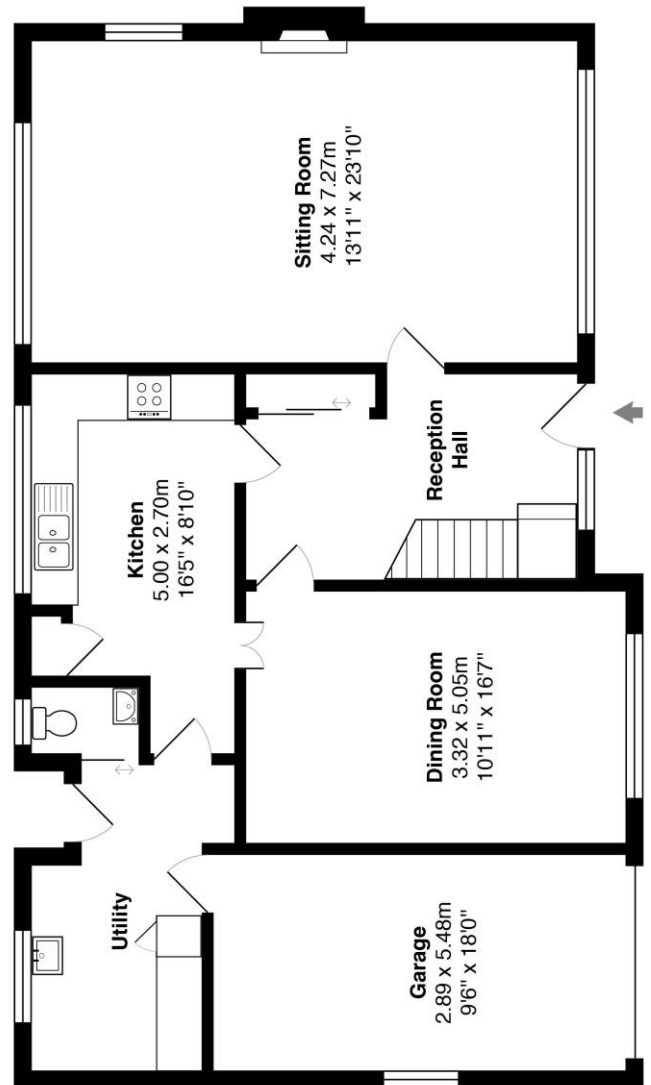


Chevrons, Baltonsborough



Approximate gross internal floor area of main building -
185 m² / 1,991 ft²

First Floor
Area: 82.9 m² ... 892 ft²



Ground Floor
Area: 102.1 m² ... 1099 ft²

Every care has been taken with the preparation of these details, in accordance with the **Consumer Protection from Unfair Trading Regulations 2008**, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.