

LODESTONE



Mendip View, Butleigh





Mendip View, Butleigh

BA6 8TR

Guide Price £650,000

4 
Bedrooms

2 
Bathrooms

2 
Receptions

PROPERTY FEATURES

- Detached 4 bedroom home with potential to develop further
- Superb garden c0.75 acres
- Flexible accommodation
- Peaceful setting on the edge of a village
- Photovoltaic panels with feed in tariff
- Useful outbuilding offering scope to develop (subject to necessary permission)
- Wonderful views towards the Mendips
- Close proximity to Millfield School
- Garage and ample parking





Mendip View is set in a quiet country lane on the edge of the sought after village of Butleigh enjoying a large plot of around 0.75 of an acre with far reaching views of the Mendips.

Built in the 1970s, with some later additions, it offers flexible accommodation and enormous potential to extend/re-configure. There is a large barn, which offers superb potential for ancillary accommodation – gym, office, guest accommodation. All subject to the appropriate permissions.

A glass entrance porch opens into a sunny, light filled dining room looking out across the front lawn. A central hall with stairs to first floor leads off to all the other rooms. The spacious sitting room enjoys views over the garden and has an open fire. The cosy kitchen is double aspect enjoying rural outlooks, has an electric AGA which also heats the water, wood cabinetry and Cumbrian slate worktops. At one end is a generous seating and dining area. Along the hall is a ground floor bathroom and two bedrooms - which are currently used as an office and a store, a utility/boot room with a sink, plenty of storage space and a door to the garden, and a walk-in coat cupboard. Upstairs there are two double bedrooms and a shower room.

Outside

Mendip View's wonderful garden offers the potential for much enjoyment and versatility. Areas of lawn combine with well stocked herbaceous borders that ensure a flow of colour and interest throughout the seasons. A very productive vegetable plot with





mature asparagus beds offers the opportunity for a new owner to enjoy largely self-sufficient living and along with the multitude of fruit trees and plenty of space for poultry; you can really live the “Good Life” here! A pond complements the wildlife that visit and is extremely peaceful – the only sounds are birdsong and the breeze. The total plot extends to c.0.75 acres.

A large former barn with a carport on the side offers enormous scope to develop further (subject to the necessary permissions), and there is also a big greenhouse.

There are photovoltaic panels with feed in tariff.

Situation

The village of Butleigh which is surrounded by rural countryside, farmland and wooded hills. This popular village has a thriving shop and post office, primary school, nursery and playing fields. Within a couple of minutes walk is Sourdown Farm shop where you can buy produce. They also have a weekly pub night at Sourdown Tap with pop up local food suppliers. There is a village hall which is used by the many community groups and a very active cricket club.

Close by is the town of Street where there is a good range of high street shops, cafes and restaurants as well as the well-known Clarks Village Outlet. There are two swimming pools, one to be found at the Sports Centre and the hugely popular outdoor Lido on the High Street with its lovely grassy areas for picnics. The Strode Theatre offers excellent live performances as well as films and exhibitions. The





nearby town of Glastonbury is steeped in history going back to the legends of King Arthur. There was a Celtic monastery here in 500AD, which during the next 1000 years evolved into one of England's wealthiest and influential Abbeys. The magnificent Glastonbury Abbey ruins and the famous Glastonbury Tor attract tourists to the town and so although small, it is a thriving town and it is well served by markets and a huge range of festivities.

Nearby is Somerton, an old market town and one of the original capitals of Wessex.

Wells the smallest City in England is about 10 miles away. There are many Festivals throughout the area including many topics Literary, Music, Comedy and Food. For further shopping and recreational activities, Bath, Bristol, Taunton and Yeovil are all within about an hour's drive. The A303 that runs south of Butleigh offers direct road links to London and the South west. There are good rail transport links to London from Castle Cary railway station, (just about 20 mins drive), which offers an excellent direct rail service to London Paddington in less than two hours. Also, Airports in Bristol and Exeter offer connections within the UK, Europe and beyond

Schools

Local independent schools include Millfield prep and senior (very close by), Wells Cathedral School prep and senior, All Hallows and Hazlegrove prep schools and the various Bruton schools. State schools include St. Dunstan's, Crispin, Wells Blue school and nearby Strode College.



Directions

Postcode: BA6 8TR

From Sub Road turn opposite into Wood Lane and Mendip View can be found on the right-hand side.

What.3.Words: tinny.uttering.wallet

Viewing by appointment only

Material Information

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

PART A

Local Council

Council Tax Band - D

Tenure

Freehold

Property Type

Detached House

PART B

Property Construction

Block construction with tiled roof

Number and Types of Rooms

See details and floorplan.

Electricity Supply

Mains

Water Supply

Mains

Sewerage

Sewerage treatment plant newly installed March 2024

Heating

Oil

Photovoltaic panels with feed in tariff

Current rate .683p per unit contract with Good Energy. Battery located in the utility installed 2022.

Broadband

Connected to broadband via an ASDL line

Mobile Signal/Coverage

Please refer to Ofcom website: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking

Garaging and parking

PART C**Building Safety**

The vendor is not aware of any Building Safety issues.

However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

Restrictions

We're not aware of any other significant/material restrictions, but we'd recommend you review the Title/deeds of the property with your solicitor.

Rights and Easements

We're not aware of any other significant/material restrictions or rights, but we'd recommend you review the Title/deeds of the property with your solicitor.

Flood Risk

The property has not flooded in the last 5 years and according to the Environment Agency's website, the property is in an area at VERY LOW RISK.

Planning Applications

There are currently no planning applications associated with this property or in the immediate area.

Energy Performance Certificate

(EPC Rating) - D

No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

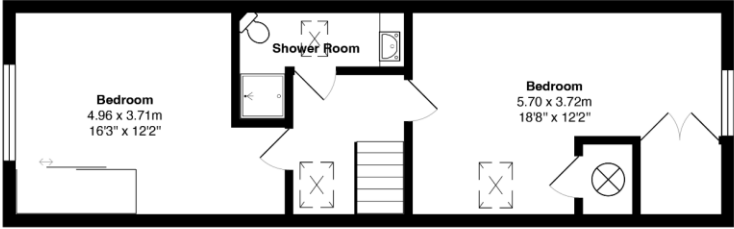
Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed.

If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.

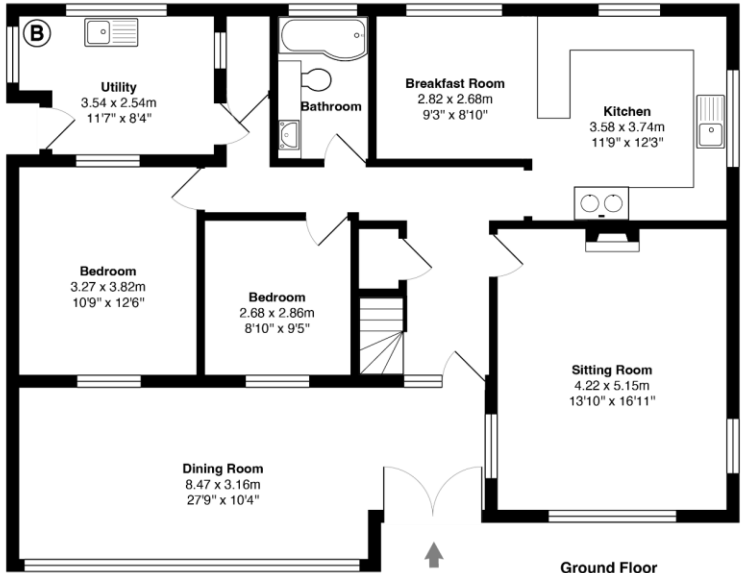
Mendip View, Butleigh



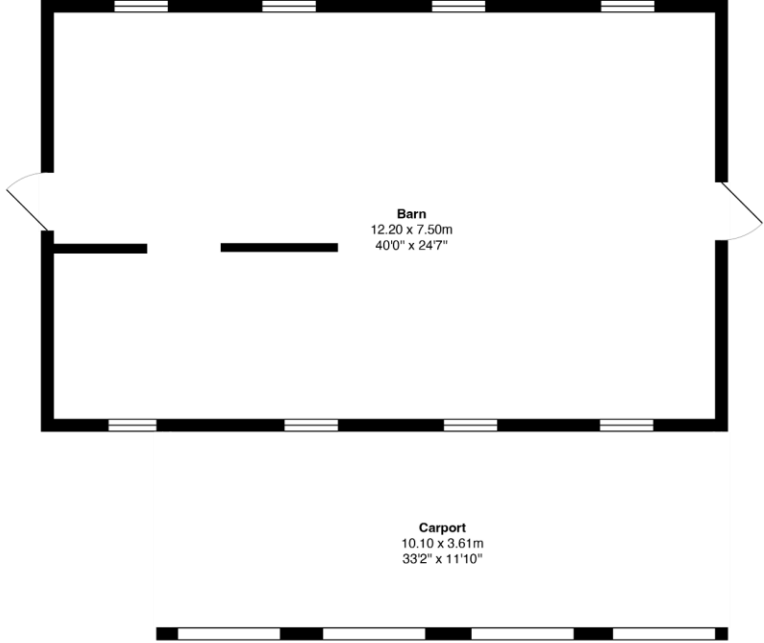
Approximate gross internal floor area of main building - 172.1 m² / 1,852 ft²



First Floor
Area: 48.3 m² ... 520 ft²



Ground Floor
Area: 123.8 m² ... 1332 ft²



Area: 130.2 m² ... 1402 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.

Bruton & Shaftesbury

Fry's Halt
Station Road
Bruton, Somerset
BA10 0EH
Tel: 01749 605099
bruton@lodestoneproperty.co.uk

Wells

Melbourne House
36 Chamberlain Street
Wells, Somerset
BA5 2PJ
Tel: 01749 605088
wells@lodestoneproperty.co.uk

www.lodestoneproperty.co.uk

