

LODESTONE



Old Orchard House, West Pennard





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BA6 8NS

Guide Price: £1,750,000

8 
Bedrooms

7 
Bathrooms

4 
Receptions

PROPERTY FEATURES

- Magnificent contemporary 6-bed house
- 2-bedroom annex with private terrace and hot tub
- Approx. 2.2 acres of gardens
- Stunning rural views to Glastonbury Tor
- Large terrace and AI fresco dining area
- Approx. 4700 sq. ft of living accommodation
- Eco credentials
- Double garage and outbuildings
- Ample parking





Old Orchard House is a magnificent 6 bed family house perfectly situated in Southtown, on the edge of West Pennard. The house sits entirely within its own land and comes with truly stunning Southerly views of Glastonbury Tor and the Somerset countryside.

Contemporary in style, the house was built in 2015 (with an NHBC valid for ten years) with a focus on eco credentials that include solar panels discreetly positioned on the roof, storage batteries and an integrated heat control system. Featuring imaginative interior design and energy efficient technology, this impressive home offers luxurious accommodation that extends to 4700 sq. ft.

The house is approached via gates that reveal a private driveway with ample parking for several cars. One of two front doors open to a hallway/utility area with access to a cloakroom and a room that is currently used as a gym or could be used as a studio or additional living space. Doors open to a service and airing room, which also has additional storage. From the hallway, there is an additional staircase to the first floor and a spacious bedroom with an en-suite bathroom and built-in storage space making this an ideal space for a teenager or guest suite.

Also, off this hall and at the heart of the house is a magnificent kitchen/breakfast room that truly defines the air of understated luxury evident throughout this beautiful home. An extensive island complete with a double Belfast sink comes with a granite work surface and houses a variety of soft closing drawers and cupboards. High end integrated appliances include a Neff dishwasher and microwave, a Samsung fridge freezer, several wine fridges, and a Kitchener cooker with two ovens and six hobs. Please note that some of these appliances may be available by separate negotiation.





A superb black limestone floor extends to a comfortable seating area at the far end of the room, and double doors that open directly to the terrace at the rear of the house.

Off the kitchen is a charming hallway with doors to the dining room, study and sitting room. Each of the reception rooms allow access to the terrace at the rear of the property. The sitting room is warmed by a traditional woodburning stove that sits in an attractive chimney breast built of red brick.

The dining room and hall are defined by a beautiful oak floor and the latter incorporates an equally attractive oak staircase that rises to the first floor. The study is the perfect home office with views of the gardens to the rear. Underfloor heating extends throughout the ground floor.

The first floor comprises some beautifully appointed bedrooms and bathrooms with stunning views of the Tor and the landscape beyond. The principal bedroom has an en-suite shower room and is particularly impressive with built in wardrobes and an exterior glazed panel that make the most of the superb views to the South. Two of the four further bedrooms come with their own en-suite bathrooms and there is also a family bathroom with both a shower and a bath. All the bathrooms impress with oversized shower heads, heated chrome towel rails, illuminated mirrors and high-end fixtures and fittings. The landing area encompasses a heated double cupboard ideal for airing laundry.

The Annex

Old Orchard House comes with a luxurious, self-contained two bed annex adjoined to the main house. Whilst it can be accessed via the house, it is totally independent and approached via its own driveway. The ground floor is light and airy with a comfortable seating area and a kitchenette, furnished with a Neff hob, Bosch oven, integrated fridge freezer and laminated work







tops. Also on the ground floor is one of the two bedrooms with its own en-suite bathroom and doors that open directly to the terrace. Upstairs is the second bedroom also with en-suite shower room.

The annex is currently successfully let as a premium “Airbnb” but would also lend itself perfectly to additional accommodation for a multi-generational family or guest accommodation. The terrace to the rear is totally private and comes with a hot tub (available by separate negotiation) sheltered beneath a timber frame.

Outside

The grounds and gardens are beautiful. To the rear of the house, a spectacular stone terrace runs the length of the house and gives way to manicured lawns that sweep away to the rear boundary. A charming post and rail fence frames a ‘paddock’ enriched with a variety of saplings and silver birch trees. Further afield, a poly tunnel and raised beds provide the opportunity for home grown vegetables. To the front of the house, magnificent views of Glastonbury Tor provide the perfect backdrop for stunning sunsets and make this a special place to be in the garden. Mature laurel hedging provides privacy and shields the house from the road. The double garage clad in pine and comes with an additional storage room and a wood store, with a secluded seating area for alfresco dining to the side. Two additional sheds one as a workshop with woodburning stove and one for storage. There is an extra large trampoline built in to the landscaping

Situation

Old Orchard House is ideally situated a stone’s throw from Glastonbury and in the heart of the Somerset countryside. West Pennard is an active village with an excellent primary school with an excellent Ofsted report which is within walking distance, it also has a village hall and popular pub (the Lion).





Glastonbury is a town that is steeped in history going back to the legends of King Arthur. The magnificent Glastonbury Abbey ruins and Glastonbury's famous Tor attract many tourists, ensuring that it remains a thriving town well served by markets and a huge range of festivities. The town is unusual in that it has managed to shun many of the main chain stores whilst still providing all the necessary shops, restaurants, cafes, doctors, pharmacies, dentists, a wealth of clubs and sporting facilities and supermarkets.

The nearby village of Pilton is notable world-famous Glastonbury Festival (as a local resident, there is access to the local Glastonbury ballot for tickets to the festival). Equally close is the thriving village of Baltonsborough, boasting a shop and the Greyhound Inn.

Other local attractions include Stourhead Gardens, The Newt country house hotel and spa just outside Castle Cary, and Babington House, (Soho House's country mansion). Also nearby is the ancient city of Wells, (the smallest Cathedral city in England) that offers all the usual amenities - the high street is vibrant with a small selection of chain stores and a variety of independent shops and restaurants and pubs as well as a twice weekly market and a choice of supermarkets that include Waitrose, Tesco and Morrisons.

Schools

There are a variety of excellent state and independent schools in the area including the well-respected primary school (Ofsted excellent) in West Pennard and an excellent pre-school and primary school in Baltonsborough.

Of particular note is the close proximity to Millfield Prep School c.2.5 miles and Millfield School c.6.5 miles. Other local independent schools include Wells Cathedral School, Downside School, All Hallows Preparatory School and Kings Bruton. State schools include Wells Blue secondary school, Crispin School in Street and St Dunstan's in Glastonbury. The highly regarded Strode College is located nearby in Street.



Transport links are excellent with Castle Cary's mainline railway station just 8 miles away, and the A37 easily accessible to Bristol and Bath are within an hours drive. The A303 with direct access to London and the South West is about 10 miles away.

Directions

Postcode: BA6 8NS

What.3.Words: kebab.townhouse.sponsors

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

Somerset

Council Tax

Band - F

Guide Price £1,850,000

Tenure

Freehold

PART B

Property Type

Detached house

Property Construction

Standard

Number and Types of Rooms

See details and floorplan

Water Supply

Mains

Sewerage

Mains

Electricity Supply

Mains

Solar panels and batteries

Broadband

Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Mobile Signal/Coverage

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

Heating

Oil-fired central heating. Underfloor heating to ground floor.

Parking

Double garage and ample 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

According to the environment agency's website, the property is in an area of very low risk of flood from surface water or river.

Planning Applications

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

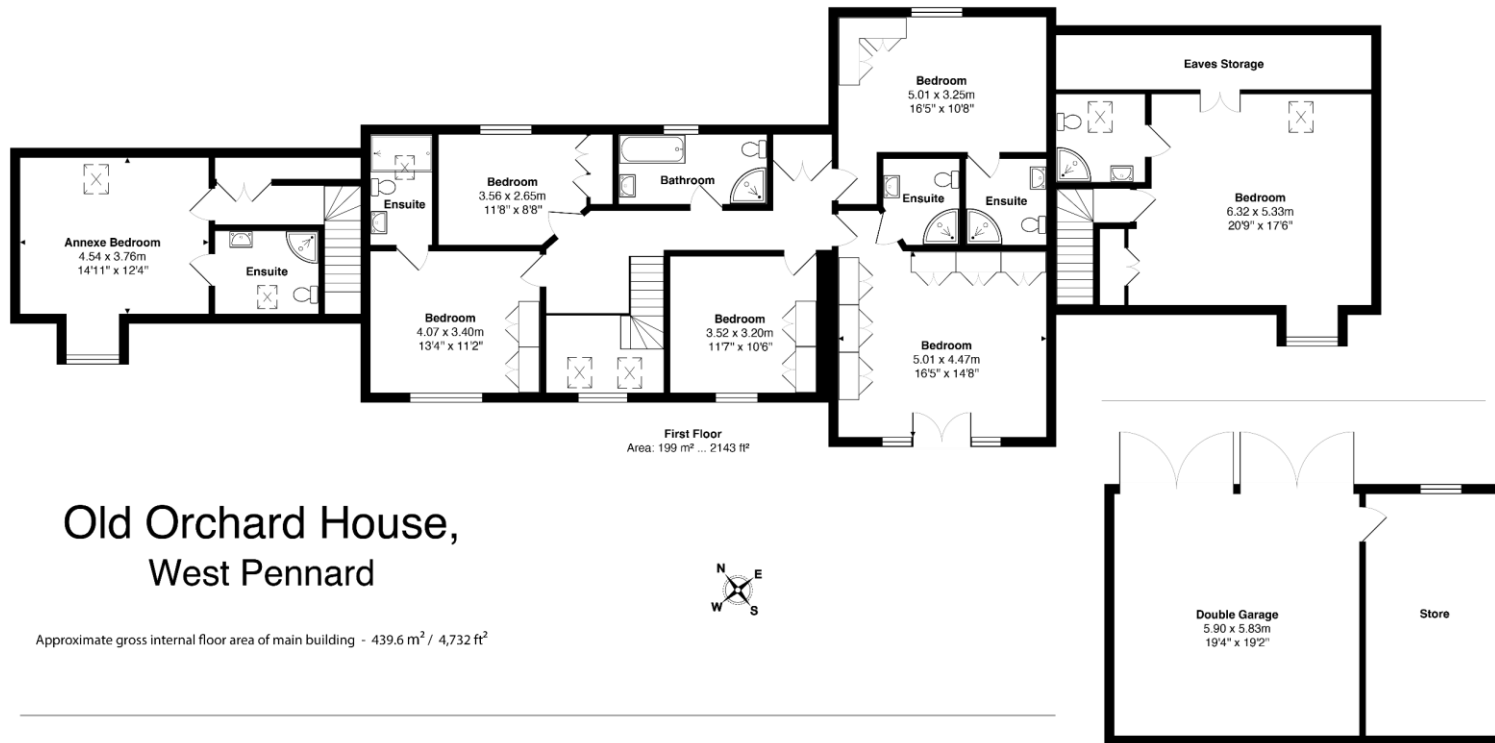
Energy Performance Certificate

B

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.

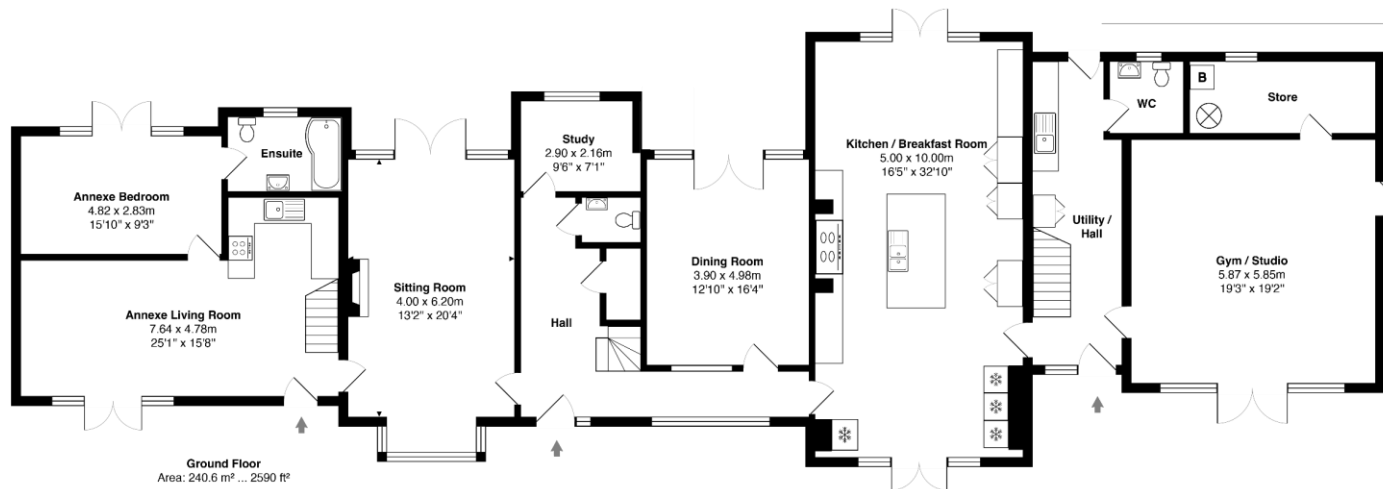
If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.



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Approximate gross internal floor area of main building - 439.6 m² / 4,732 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.

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