

LODESTONE



5 Grenville Court, Butleigh





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BA6 8FL

Guide Price: £995,000

5 
Bedrooms

4 
Bathrooms

2 
Receptions

PROPERTY FEATURES

- Fabulous spacious 5 bed family house
- 5 min drive to Millfield Senior School
- Stylish contemporary interior
- Large natural stone outbuilding with planning permission for annexe
- Parking for several cars
- Exceptional storage space
- Low maintenance garden





5 Grenville Court is a wonderful family home offering stylish, light and spacious accommodation over three floors. Contemporary in style, with a calming neutral colour palette throughout, the rooms flow seamlessly, providing lots of space for family life and exceptional storage.

The front door opens into an entrance lobby with a striking skylight and capacious storage cupboards. This leads into the hall, stairs and cloakroom. To the left is an elegant sitting room, double aspect with windows to the front and doors to the garden. A contemporary wood burning stove in a beautiful stone fireplace is the focal point of this lovely room, with attractive built-in shelving and cupboards on either side.

To the right is a big family kitchen. Long windows and French doors all along one wall look out to the garden with space here for a large dining table and chairs. The kitchen units are contemporary with clean lines and handle-less doors, a vast central island has an attractive and practical mix of Corian and wood, and seating at one end. The stainless-steel range cooker has a gas top and there is space for an American style fridge-freezer.

A separate laundry room has a further sink and room for appliances and drying racks. Off the kitchen is a spacious family /TV room with lots of space for sofas, built-in cupboards and shelving and more doors to the garden (this room was formerly the double garage and could revert).

On the first floor the master suite has a luxurious feel. An extremely spacious bedroom, with doors opening onto a pretty balcony with far reaching views taking in the Glastonbury Tor. A dressing room with extensive wardrobes on either side leads you through to the bathroom with twin basins, a large shower and a bath.





The spacious landing has room for a desk by the window and leads to the family bathroom and two further double bedrooms, both with extensive built-in cupboards and one with an ensuite shower.

Up on the top floor, there are more excellent storage cupboards on the landing, two bedrooms and a shower room. Both bedrooms are spacious and light, one with clever built-in storage behind the bed and the other currently makes a superb office.

Outside

Along the back of the house a stone terrace spans the whole width of the house, providing excellent space for dining and seating. There is a useful outside sink here. A garden building to the side makes a super space for a gym. Astro turf offers a maintenance-free lawn, edged by shrub borders. There is a garden office/summer house and a large shed. A pathway down the side of the house provides space for wheelie bins. A large double height stone barn to the side of the house has current planning permission (2023) for conversion to an annexe. To the front of the house, the front door is flanked by mature shrubbery and there is parking for several cars to the side.

Situation

Grenville Court is situated in 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 and 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 There are a variety of excellent state and independent schools in the area including an alternative well-respected primary school in the nearby village of West Pennard. Local independent schools include Millfield Senior (5 min drive) and Prep School (10 min drive), 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 Dunstans in Glastonbury. The highly regarded Strode College is located nearby in Street.

Directions

Postcode: BA6 8FL

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 Authority: Somerset Council

Council Tax Band: G

Guide Price: £995,000

Tenure: Freehold

PART B

Property Type: Detached

Property Construction: Standard. Stone.

Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Mains gas and underfloor heating

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>

Parking: For several cars

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 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 significant/material restrictions or rights, but we'd recommend you review the Title/deeds of the property with your solicitor.

Flood Risk: Very low risk of river or surface water flooding

Coastal Erosion Risk: N/A

Planning Permission: 2023/0875/HSE to convert outbuilding to annexe and erection of bat roost

Accessibility/Adaptations: N/A

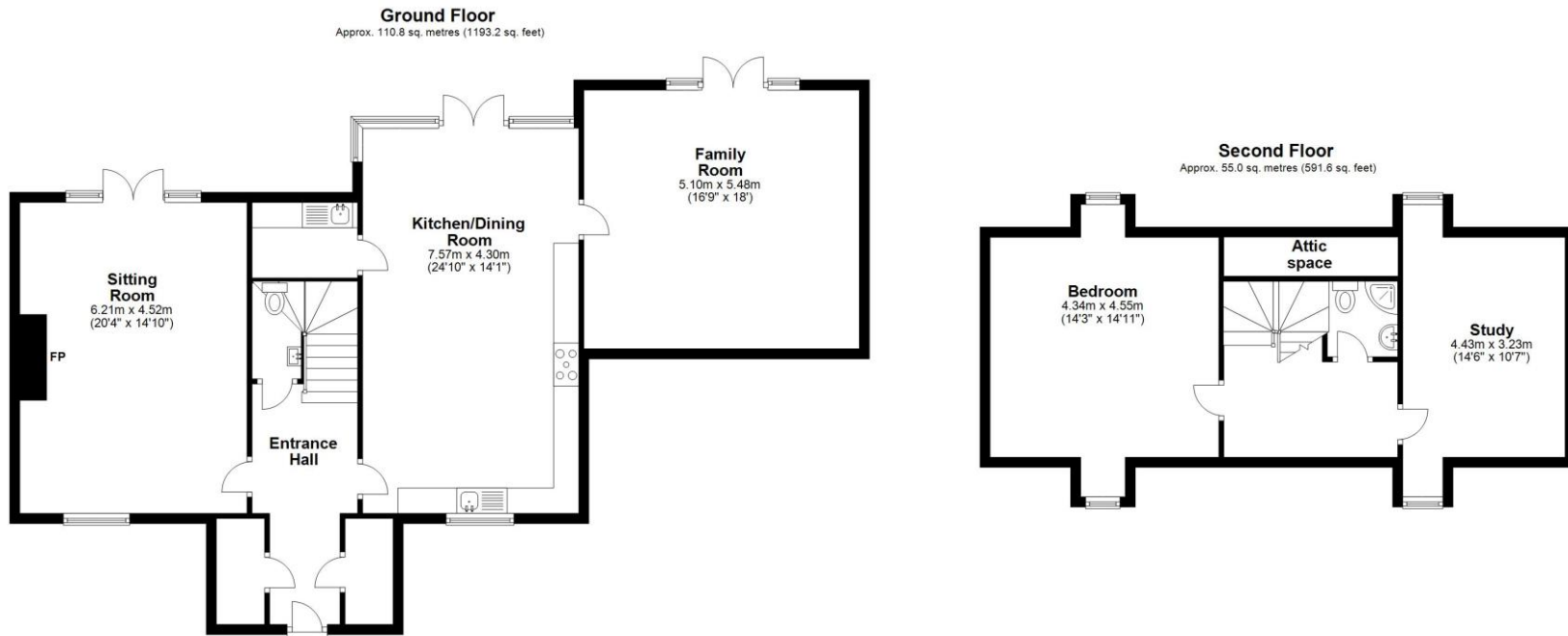
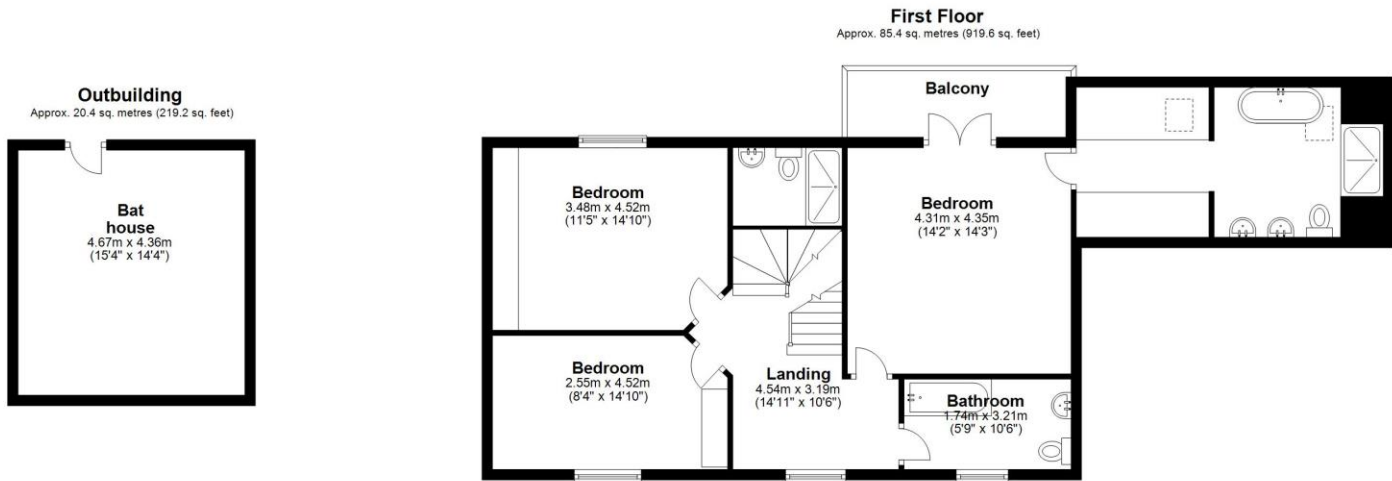
Coalfield Or Mining Area: N/A

Energy Performance Certificate: C

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.





Total area: approx. 271.6 sq. metres (2923.5 sq. feet)

This floor plan provided by Home Circle Property is for illustrative purposes only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate, and no responsibility is taken for any error, omission or misstatement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or marketing/letting agency and should not be relied upon. If there is any area where accuracy is required, please contact the appropriate agent for clarification.
Plan produced using PlanUp.

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