

# LODESTONE



Malta House, Pilton









# Malta House, Pilton

BA4 4BQ

Guide Price: £625,000

3   
Bedrooms

1   
Bathrooms

2   
Receptions

## PROPERTY FEATURES

- Charming Grade II listed cottage in the heart of the village
- Sitting room with woodburning stove
- 3 generous bedrooms
- Period features
- Delightful south facing cottage garden
- Terrace with beautiful outlook over the valley
- Free resident Glastonbury Festival tickets
- Sought after Somerset village









Malta House is a pretty stone cottage dating back to the 1500's. One of the oldest houses in Pilton and situated in a conservation area, it is brimming with character and history and is believed to have connections with the workers and possibly some of the building materials of Glastonbury Abbey.

As you walk through the wrought iron gate into a pretty south facing garden you arrive at the solid wood entrance door which is surrounded by an ancient Hamstone portico.

Once inside there is an original flagstone floor at the foot of the stairs. A traditional cottage layout flows easily, with a central staircase flanked by reception rooms on either side and a light and spacious kitchen spanning the rear of the property. There are exposed blue lias stone walls, beams and interesting nooks and crannies throughout. The cosy sitting room has a beautiful mellow Sandstone fireplace with a secret cupboard to the side and a wood burning stove which does an excellent job of heating the cottage throughout in cooler months. A stone mullion window frames the pretty garden. The dining room is sunny and light, also looking out to the garden, a lovely room to entertain friends and family. The fireplace in here currently houses some shelving but the chimney is open and so it could easily have a wood burning stove or open fire. A doorway leads through to the kitchen which is light and airy with two large windows and a pretty cottage back door leading out to a rear terrace. The cabinetry is cream with wooden work surfaces, a built-in electric oven with gas hob and space for a dishwasher and fridge-freezer. There is room for a table and chairs too. Off the kitchen is a separate utility room and toilet.

The stairwell features exposed stone and painted panelling, and on the landing there is a deep airing cupboard. Upstairs there are three generous bedrooms and the bathroom. The principal bedroom has a stunning ancient cruck beam and a pretty deep silled window overlooking the garden. A very generous built-in wardrobe provides lots of storage space. The three bedrooms are served by









the family bathroom which has a lovely big window flooding the room with light and a vista of beautiful trees.

#### Outside

An iron gate opens into an extremely pretty cottage garden in front of the house. A lawn is surrounded by borders packed with cottage garden plants, roses tumbling over frames, little seating areas and a pond. A shed in the corner provides useful outside storage space. A pathway around the side of the cottage has a log store an additional small shed and space for wheelie bins. At the rear of the cottage, a spacious terrace is the perfect spot for summer barbecues. The setting is very special, with stunning trees all around and the most lovely view across the valley.

#### Situation

Pilton is well known for being home to the Glastonbury Festival and home owners have access to valued village tickets. Aside from the Festival, Pilton has numerous clubs, a playgroup, a bus to a local primary school, a very smart village hall, a village shop which hosts the Post Office, playing fields with a clubhouse and an excellent pub serving great food. Notable local events include the very well attended September Pilton weekend that includes the village flower show and fete, a barn dance, a tug of war, a cricket match and a fun sports day (see [www.piltonvillage.co.uk](http://www.piltonvillage.co.uk)).

Nearby is the ancient City of Wells, the smallest Cathedral city in England. The high street is vibrant and home to a good selection of chain stores and a variety of independent shops, restaurants and pubs. There is a twice weekly market offering good local produce, delicious fresh fish, meat products and a variety of street food. Wells also has a choice of supermarkets including Waitrose, Tesco and Morrisons. At the very heart of the city is the stunning mediaeval Cathedral, Bishops Palace with its superb garden, and Vicars Close (reputed to be the oldest surviving residential street in Europe). Wells is fast becoming the South West's go-to place for festivals with annual food, literary, comedy and theatre events. The cafe culture



within the Market Place offers a wonderful opportunity to sit and watch the world go by. Tables and chairs adorn the cobbled square surrounded by fabulous architecture and historic buildings with both the Cathedral School and the Cathedral itself, there are all year opportunities for musical concerts and other events, and regular shows in the Little Theatre and a multi-screen cinema.

Other local attractions and amenities include the well-known Bath and West Show Ground, the Wells and Mendip golf clubs whilst sailing and fishing can be found on the Chew Valley and Blagdon Lakes. There are sports centres at Wells and Street and outdoor swimming pools in Street and Shepton Mallet. The heritage city of Bath and regional centre of Bristol are both within very easy reach. Fifteen minutes away is the very popular small town of Bruton which has the popular restaurant/coffee/bread shop called At the Chapel and the world famous Hauser and Wirth Art Gallery. The Newt country house hotel and gardens is around 20 minutes away. Transport links are excellent with Castle Cary mainline railway station just 15 minutes away providing links to London (within 1 hour 26 minutes), Wales and the whole of the South west of England. The A303 with direct access to London and the South West is a 20 minute drive. Bristol airport is just 30 minutes away.



There are excellent state and Independent schools in the area including highly regarded primary schools in West Pennard and Wells, the popular Wells Blue Secondary school, Wells Cathedral School - Prep and Senior, Millfield Prep and Senior schools, Downside School, All Hallows Preparatory School and the Bruton schools.

Directions Postcode : BA4 4BQ

What3words : animate.crumple.headlines

Please be aware that the house signage says Malt House which is how the owners refer to it.

**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 Authority:** Somerset

**Council Tax Band:** E

**Guide Price:** £625,000

**Tenure:** Freehold

### PART B

**Property Type:** Semi detached

**Property Construction:** Stone walls, tile roof

**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:** Electric night storage heating

**Broadband:** Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>. Current vendor has contract with BT which provides 55Mb.

**Mobile Signal/Coverage:** Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>. Current vendor has contract with Vodafone and is always able to make and receive calls satisfactorily.

**Parking:** The owner parks on the street and has never had a problem finding a space.

### 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:** The property has not flooded. According to the environment agency's website, the property is in an area of low risk of flooding from river or sea and high risk from surface water flooding (High risk means that this area has a chance of flooding greater than 3.3% each year).

**Coastal Erosion Risk:** n/a

**Planning Permission:** There is planning permission for a neighbouring property 2023/2425/HSE which is currently under construction which is available to view online <https://publicaccess.mendip.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S5NXIXKPITH00>

**Accessibility/Adaptations:** n/a

**Coalfield Or Mining Area:** n/a

**Energy Performance Certificate:** n/a

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.

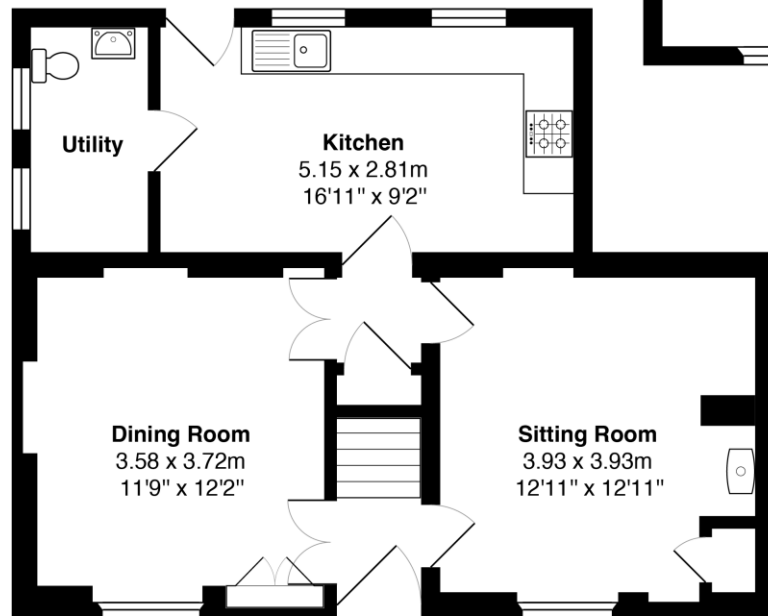
Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.



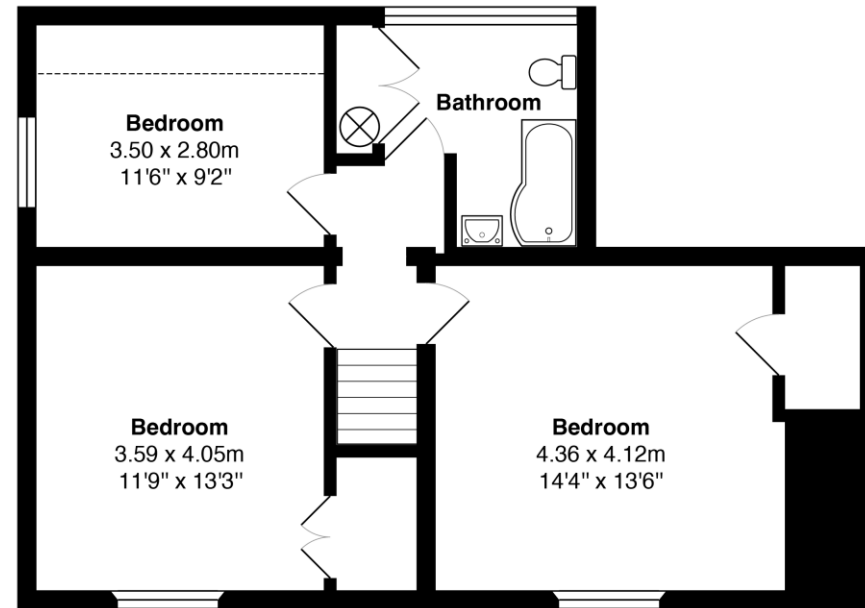




# Malta House, Pilton



**Ground Floor**  
Area: 57.2 m<sup>2</sup> ... 615 ft<sup>2</sup>



**First Floor**  
Area: 61.9 m<sup>2</sup> ... 666 ft<sup>2</sup>

Approximate gross internal floor area of main building - 119.1 m<sup>2</sup> / 1,281 ft<sup>2</sup>

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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