

LODESTONE



The School House, Pylle





The School House, Pylle Lane, Pylle

BA4 6SZ

Guide Price: £365,000

3 
Bedrooms

1 
Bathrooms

1 
Receptions

PROPERTY FEATURES

- Victorian period character property
- Stylish contemporary single storey living
- Large kitchen/breakfast room
- Bathed in natural light
- High ceilings and great proportions
- Three double bedrooms
- Potential to convert loft space (stp)
- South facing
- Parking for 2 cars
- No onward chain
- Complimentary Glastonbury Festival tickets



The Old School House is a charming and very attractive Victorian period semi-detached property conveniently located on the outskirts of the small hamlet of Pylle. Being a Victorian school building it has high ceilings and all the rooms have great proportions. The house is not listed so all the windows benefit from having double glazing within the stone mullions. This property has been fully renovated and refurbished to a high standard. There is the potential to create further bedrooms in the loft space (subject to planning) should you wish to, but it currently offers stylish and well proportioned single storey living.

On arriving at the house you are instantly struck by the elegant solid oak front door and stone porch facing due South. The entrance hall opens onto the large stylish reception room with fireplace fitted with a woodburner as well as oak wooden floors and flooded with natural light. There is a large well fitted kitchen with a range of wall and base cupboards and integrated appliances. There is ample space for dining and doors open onto a rear paved terrace with raised beds. There are three double bedrooms. The master bedroom has an electric velux with rain sensor and an ensuite toilet. The large stylish bathroom has been recently refurbished with large shower and separate bath.

Outside

There is a paved courtyard garden to the rear with flower beds and a garden shed. Gate leading to the front where there is parking for 2 cars and a further area of low maintenance garden which has been gravelled.

Situation

Pylle is a tiny hamlet with a population of just 160 and lies close to the village of East Pennard. The village is situated conveniently just off the A37 giving you a great location to access the nearby towns of Wells, Frome and Bruton. Pilton is just down the road and residents of The School House receive complimentary Glastonbury Festival tickets. Pilton is a very sought after village, notable not only for the Festival but also for the numerous clubs, a playgroup, a bus to a local primary school, a very smart village hall (which hosts the Post Office), playground, playing fields with clubhouse and a public house. There are many events



throughout the year, but most notable is the very well attended September Pilton weekend including village flower show and fete, barn dance, tug of war, cricket match and 'fun sports day' (see www.piltonvillage.co.uk).

Nearby is the ancient city of Wells (7 miles), which is the smallest Cathedral city in England, and offers all the usual amenities that you would expect in a small town including banks, doctors surgeries, dentists and a selection of primary schools and the excellent Blue School and Wells Cathedral school. The high street is vibrant with a small selection of the usual chain stores plus a variety of independent shops and restaurants and pubs as well as a twice weekly market and a choice of supermarkets. At the very heart of the city is the medieval Cathedral, Bishop's Palace and Vicars' Close (reputed to be the oldest surviving residential street in Europe).

Fifteen minutes away is the fashionable small town of Bruton which has the very popular restaurant/coffee/bread shop 'At the Chapel' and the world famous Hauser and Wirth Art Gallery.

Bristol and Bath are within approximately an hour's drive and a mainline station with trains to London Paddington, is situated less than 6 miles away at Castle Cary.

Schools

There are excellent state and independent schools in the area including well-respected primary schools in the nearby villages of West Pennard and Ditcheat. There is also the extremely sought after Wells Blue secondary school as well as Crispin School in Street and St Dunstons in Glastonbury plus Millfield Senior and Prep Schools, Wells Cathedral School, Downside School, All Hallows Preparatory School and Kings Bruton all in close proximity. The highly regarded sixth form college Strode College is located nearby at Street.

Directions – Postcode

Head south on the A37 from Shepton Mallet for approximately 4 miles, turn right off just after the garage where you see the village hall. The Old School House is just on the right as you turn into the lane.

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

Council Tax Band: C

Guide Price: £365,000

Tenure: Freehold

PART B

Property Type: Semi-Detached

Property Construction: Standard

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: Sewage treatment plant - installed in 2020.

Heating: Mains gas

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: There is parking for two 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 other significant/material restrictions, but we'd recommend you review the title/deeds of the property with your solicitor.

Rights and Easements: There are rights and easements mentioned in the title. We would recommend you review the Title/deeds of the property with your solicitor.

Flood Risk: There has been no flooding at the property.

Coastal Erosion Risk: N/A

Planning Permission: There are no planning permissions pending close by to the property.

Accessibility/Adaptations: N/A

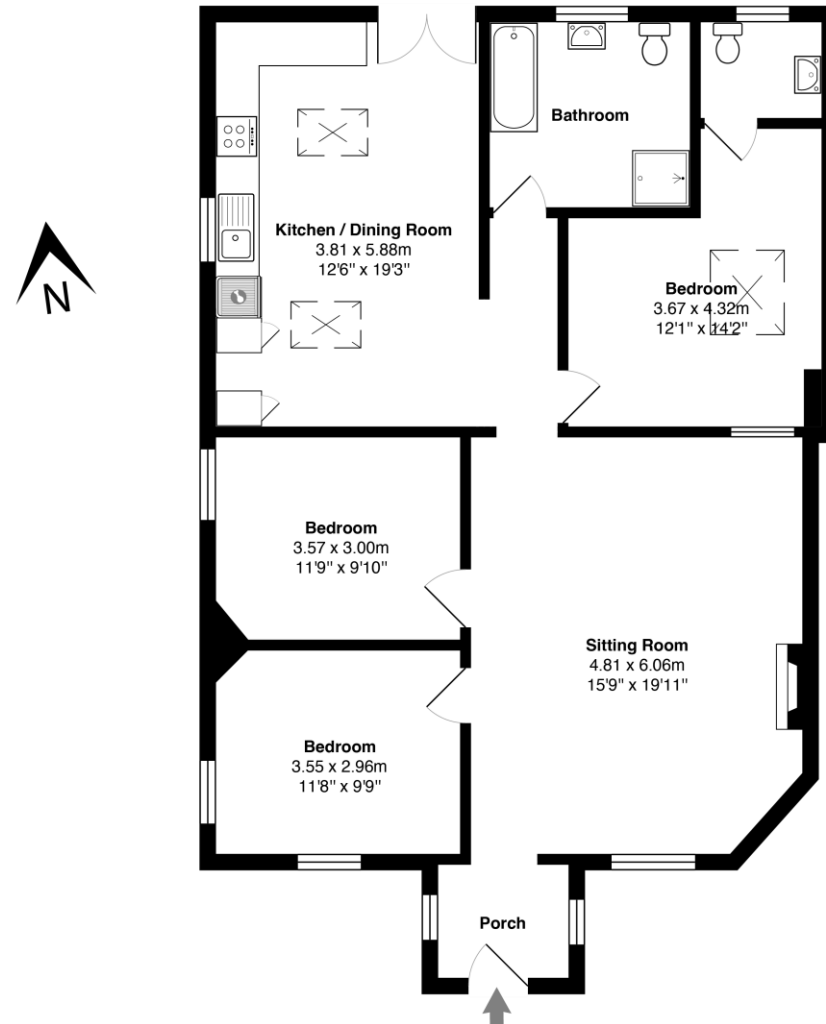
Coalfield Or Mining Area: N/A

Energy Performance Certificate: 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.

The Old School House, Pylle



Approximate gross internal floor area of main building - 106.8 m² / 1,150 ft²

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All room measurements are maximum dimensions unless otherwise stated.

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

