

LODESTONE



Meadowsweet, Parbrook





Meadowsweet, Parbrook

BA6 8PD

Guide Price: £895,000

4 
Bedrooms

2 
Bathrooms

3 
Receptions

PROPERTY FEATURES

- Charming Country Cottage with later additions
- Open plan kitchen and garden room
- 4 bedrooms
- Period/original features
- Log burner
- Superb mature gardens
- Total plot approaching c.0.5 acre
- Lovely country views
- Garage and parking
- Complimentary Glastonbury festival tickets Sunday entry





Meadowsweet is idyllic; a home which oozes warmth and comfort and is filled with country cottage charm. Built in the mid 1700s of blue lias stone, Meadowsweet was originally two cottages which has been lovingly combined and extended to create this exceptional home. This property is brimming with history and whispers of the past and offers the promise of a charming and warm future. The cottage has been meticulously decorated by an interior designer and sympathetically blends its historical character and charm with modern finishes and flare.

On arrival, you are welcomed into Meadowsweet through an entrance hall with windows affording views over the rear garden. To the left is a utility room which provides convenient and essential space for keeping the practicalities in order. Leading through to the right you pass through a small study /seating area, providing the opportunity for additional views of the back garden. Directly ahead is the entrance to the glorious kitchen. Here the modern extension of the property is revealed in all its splendour. The working kitchen area features hand painted wooden cabinetry graced with granite tops. For passionate chefs, every detail has been carefully considered and includes a reconditioned aga, a separate hob, microwave and oven - to list just a few of its features. The kitchen flows into the garden/ breakfast room, capturing the opportunity to enjoy the benefits of both the inside and the out. Made almost entirely of glass, you are surrounded by the stunning gardens which are accessible from the bifolding doors. To ensure absolute comfort year round this garden room also features underfloor heating for cooler evenings and motorised blinds for shading on more temperate days, if required. A stunning patio is accessible from the garden room, which provides for convenient access to enjoy al fresco dining adjacent to an established pond.



Turning from the kitchen towards the front of the house you enter the formal lounge. Larger than one would assume, this room is double fronted





and provides a more formal entrance to the cottage from the front garden. This room is perfect for a winters evening with a log burning stove and a very comfortable and cosy appeal. This room also maintains many original features including original beams, inglenook fireplace and bread oven. To the right is the formal dining room, which retains the cottages original history and features including an inglenook fireplace (currently capped), bread oven and original exposed beams - a truly charming space to entertain and enjoy.

A staircase leads you from this room to the bedrooms above. The suite of 4 bedrooms offer much variety. The property's original charming features are again blended seamlessly with modern conveniences and finishings. Two rooms face the front of the property, one single bedroom currently utilised as a home office and the second is a stunning room currently used as the primary bedroom. This is a large double room with extensive built in wardrobes and 2 sets of windows affording the prettiest of views over the front garden. This room is entered from a small landing which creates a feeling of a private suite. Facing the rear gardens are the well-appointed family bathroom - featuring a shower and bath, a double bedroom and a further large double room with built in wardrobes, an ensuite shower room and spectacular views to the rear gardens graced with French doors and Juliette balcony.

Outside

Meadowsweet sits back from the road behind a wooden gate. Beautiful borders, characteristic of the rest of the garden, flank the private gravel driveway. A private pedestrian gate also leads to the cottage. The grounds offer parking for several cars as well as a single car garage. Stone pathways flow around the cottage and allow for easy access to the various parts of the garden. Meadowsweet is dressed in wisteria and honeysuckle and sits proudly within its own private gardens. The main gardens flow enticingly from the kitchen and overlook fields beyond. The front garden is also particularly pretty and provides an introduction for all the beauty that



awaits. Running throughout the garden are carefully designed beds filled with colour, texture, vibrancy and fragrance. A variety of perennials coupled with strategic shrubbery's are intertwined with secret paths and unexpected gifts from fertile fig and peach trees. The gardens at Meadowsweet are nothing short of magical. The grounds feature numerous quiet seating areas to either while away the hours in the shade of a carefully placed cluster of silver birch trees, entertain a party of guests flowing out from the garden room or just relax with your morning coffee near one of the abundant beds. Towards the bottom of the garden is an original stone building with flagstones intact. Once used to house pigs it is now a useful garden shed, albeit a very picturesque one. The grounds, like the cottage itself will charm you with the residue of its past, married with the careful restorative labours which have resulted in such splendour. The total plot is approaching c.0.5 acre.

Situation

Meadowsweet is ideally situated a stone's throw from Glastonbury and in the heart of the Somerset countryside. Parbrook is one of a cluster of sought-after villages and hamlets in the locality and well known both for its apple orchards, and as a peaceful idyll - because there is virtually no through traffic. Nearby Pilton is notable for the world famous Glastonbury Festival (the owners receive complimentary festival tickets for the Sunday). Equally close is the thriving village of Baltonsborough, boasting the Greyhound Inn, an excellent pre-school, and Baltonsborough C of E Primary School.

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. 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). The Wells Festivals are increasingly popular, and the Literary Festival now takes place over two weeks.

Approximately ten miles away is the very fashionable small town of Bruton with its 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.

Schools

There are a variety of excellent state and independent schools in the area including a well-respected primary school in the nearby village of West Pennard. Local independent schools include Millfield Senior (13 mins) and Prep School (8 min), Wells Cathedral School, Downside School, All Hallows Preparatory School State schools include Wells Blue secondary school, Crispin School in Street and St Dunstons in Glastonbury. The highly regarded Strode College is located nearby in Street. Transport links are excellent with Kings Bruton. excellent with Castle Cary's mainline railway station just 8 miles away, and the A37 easily accessible to Bristol and Bath. The A303 with direct access to London and the South West

Directions Postcode:- BA6 8PD On entering Stone Lane from the Glastonbury direction the property can be found just after the chapel on the left hand side. What 3 words :- <https://w3w.co/door.solves.highly>

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: F

Guide Price: £895,000

Tenure: Freehold

PART B

Property Type: Detached House

Property Construction: Stone construction in old section with standard construction in modern addition.

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

Electricity Supply: Mains

Water Supply: Mains and metered

Sewerage: Mains

Heating: Oil

Broadband: There is fibre broadband available. 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 a single garage and 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 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

Coastal Erosion Risk: N/A

Planning Permission: A neighbouring property planning to extend. Details can be found on Somerset planning portal <https://www.somerset.gov.uk/planning-buildings-and-land/> and the reference is 2024/0491/HSE

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

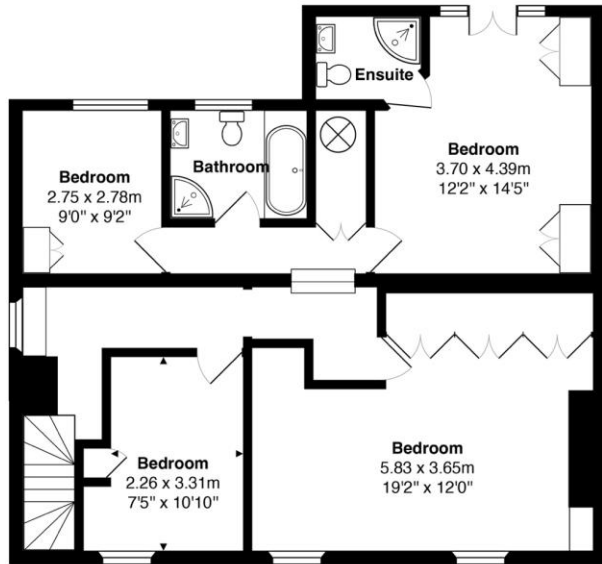
Energy Performance Certificate: D

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.





First Floor
Area: 81.0 m² ... 872 ft²



Ground Floor
Area: 122.6 m² ... 1320 ft²

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Approximate gross internal floor area of main building - 203.6 m² / 2,192 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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