

# LODESTONE



Stride House, Parbrook









# Stride House, Parbrook

BA6 8PB

Guide Price: £1,250,000

5   
Bedrooms

3   
Bathrooms

3   
Receptions

## PROPERTY FEATURES

- Period detached family house
- Heated swimming pool
- Approx. 5.2 acres of land and gardens
- Stunning rural views
- Private drive, off-street parking, and double garaging
- Large terrace and al fresco dining area
- Garden room
- Not listed









Stride house is an attractive, detached family house situated in the prettiest of settings in the heart of Parbrook, a premium village just a stone's throw from Glastonbury and its famous Tor. Built in the early 1900s the house is set well back from a quiet road that runs through the village and enjoys total privacy. The gardens and grounds encompass a heated swimming pool and two flourishing ponds that team with wildlife.

Gates open to a private driveway that runs alongside the house and culminates in a generous turning circle with parking for several cars. The front door punctuates the West facing facade of the house beneath a fine wrought iron decorative canopy. For day-to-day use, doors to the side open to a fully glazed conservatory that in turn leads to a spacious reception hall. Off the hall are two beautifully proportioned reception rooms with good views of the gardens to the front and the pool.

An inner hallway allows access to a comfortable snug and the kitchen accompanied by a convenient utility room. The kitchen is furnished with extensive work surfaces and features a double oven and two sinks. There is more than enough room for a kitchen table and chairs to seat 6 people. Dual aspect windows allow natural light to pour into the room and afford beautiful views of the gardens.

Stairs rise from the hall to the first floor comprising a principal bedroom suite (with en suite bathroom) four further bedrooms (one also with an en-suite bathroom) and a family bathroom. One of the bedrooms is currently used as an office.

The bathrooms are traditional in style and the main en suite comes with a bath and the family bathroom has a shower. All the bedrooms enjoy beautiful views of the gardens and the surrounding countryside.











## Outside

The gardens are beautiful. Immediately adjacent to the house is a pretty stone terrace that sits alongside a timber summer house perfectly positioned for al fresco dining in the summer. The swimming pool is sheltered by a beautifully manicured yew hedge and comes with a changing room and a discreet pool room and is heated with an air source heat pump.

Well-manicured lawns stretch away to the near boundary of mature trees and shrubs while raised beds, framed by more elegant box hedging offer the opportunity for home grown produce. Beyond the 'formal' gardens, land stretches away to the East and incorporates some glorious woodland and a paddock that extends to approximately 1 acre. A double garage sits adjacent to a large workshop with a power supply and a glazed 'garden room' currently used as a green house. Given its rural situation there is very little light pollution, allowing spectacular views of the night sky.

## Situation

Stride House 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 its pretty stone cottages and rolling hills and the world-famous Glastonbury Festival (Sunday tickets are free to residents) 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).

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, Lidl and Morrisons. 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 attracting big names in the literary world.

Approximately ten miles away is the 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.

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 and Kings Bruton. 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 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 is a few minutes' drive.

#### **Directions**

Postcode: BA6 8PB

What.3.Words: unusually.ripen.trifle

**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:** F

**Guide Price:** £1,250,000

**Tenure:** Freehold

### PART B

**Property Type:** 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:** Mains

**Heating:** Oil

**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:** Off road 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:** N/A

**Rights and Easements:** N/A

**Flood Risk:** Medium

**Coastal Erosion Risk:** N/A

**Planning Permission:** N/A

**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.



**HM Land Registry**  
Official copy of  
title plan

Title number **ST143871**  
Ordnance Survey map reference **ST5636NE**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Somerset**



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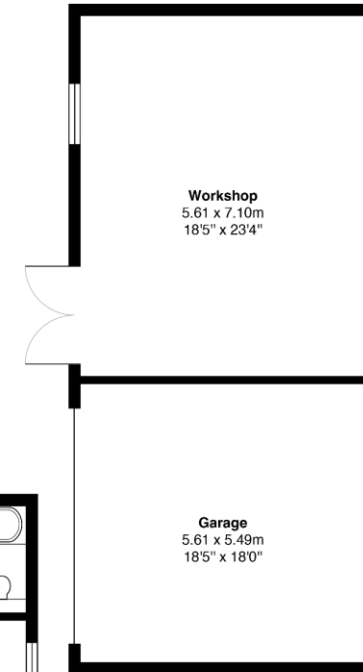
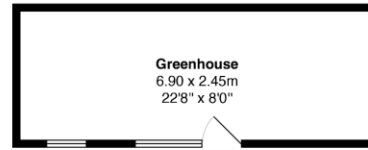




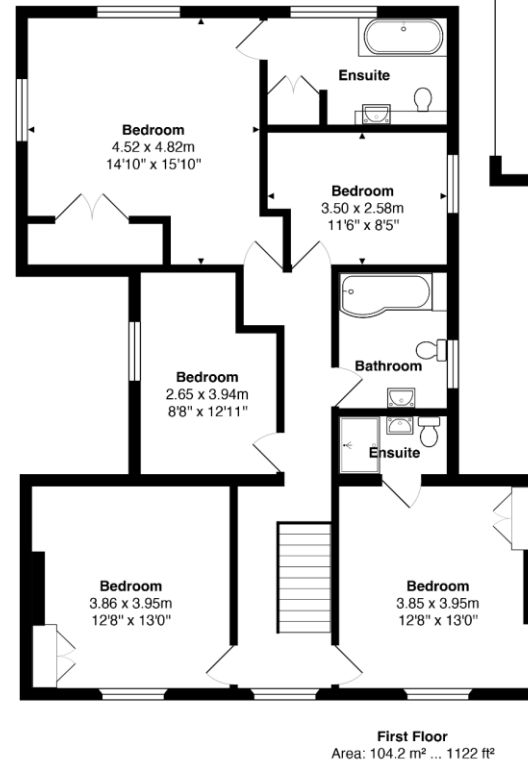
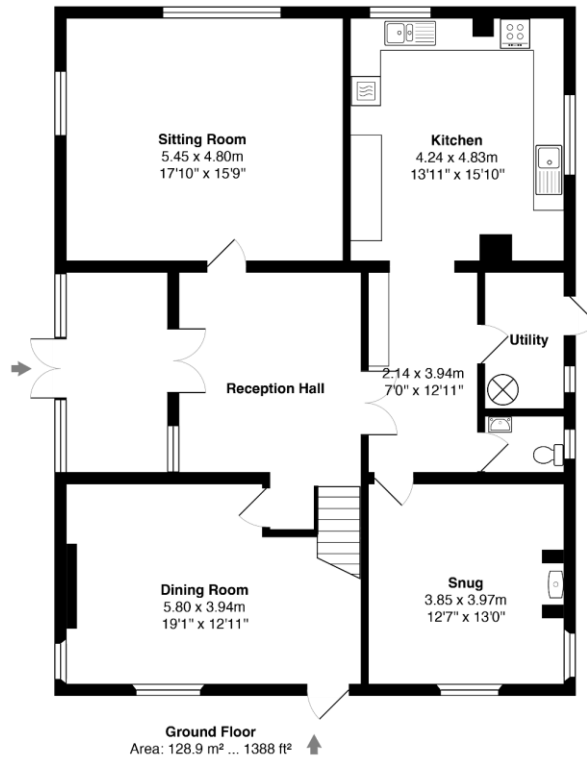
# Stride House, Parbrook



Approximate gross internal floor area of main building - 233.1 m<sup>2</sup> / 2,510 ft<sup>2</sup>



Area: 71.6 m<sup>2</sup> ... 771 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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