

LODESTONE



At Last, Compton Dundon





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TA11 6PE

Guide Price: £725,000

5 
Bedrooms

3 
Bathrooms

3 
Receptions

PROPERTY FEATURES

- Detached family home
- Stunning Oak frame living space
- Potential annexe accommodation
- Sought after edge of village location
- 5 bedrooms (one with en suite)
- Spacious, attractive garden
- Plans for conversion of garage
- Surrounded by fantastic walks





'At Last' is a beautifully presented property enjoying a semi-rural location on the outskirts of the desirable village of Compton Dundon. Sitting centrally within its quarter of an acre plot, 'At Last' features a beautiful green oak framed living space which flows from the kitchen providing a truly exceptional family and entertaining space with the added appeal of a matching oak framed, al fresco, dining space. Cream render and tiles greet at the entrance where a well-proportioned entrance hall leads through to three interconnected living spaces consisting of a snug sitting room overlooking the front of the property and a cosy dining room, which if not required for dining, would make an ideal study area. From the dining room folding doors open into the stunning kitchen and living space where the current owners have enjoyed many parties, making the most of the splendid space and convenience of access to the garden via tri-fold doors. Tucked off the stylish kitchen, the owners have configured a self-contained guest suite comprising a large double bedroom and shower room. The utility room of the main house can serve as a kitchen area for preparing simple meals and along with a separate access door from the garden, this area can be shut off from the main house. Perfect as an occasional rental or to accommodate multi-generational living. Returning to the entrance hall, stairs rise to the first floor where there is a master bedroom with en-suite and two further double bedrooms. A smaller single room is currently used as the dressing room for the master but would make a perfect child's bedroom or nursery. Whilst the master bedroom has an ensuite bathroom with bath and attached shower the other light and very pleasant bedrooms are served by a family shower room. There exists here a rare opportunity to purchase a stylish low maintenance home that is ready to move into in a very desirable location. Additionally, the adjacent double garage was constructed with future conversion in mind and is already insulated with a flue to accommodate a wood burning stove.





Plans have been drawn up to demonstrate the potential of joining the garage to the house to provide additional accommodation and planning consideration has been given to replacing the garage and making a new entrance and driveway. This lovely property also ticks the environmental box with solar panels providing electricity. It is estimated that the Solar facility contributes £600 of electricity per annum.

Outside

The garden is laid mainly to lawn and enclosed by a combination of Beech and evergreen Fir hedging complemented by blue lias stone walling. A block paved driveway and parking area provides parking for a number of cars and a matching block pathway features in the rear garden. There is plenty of space here for children to play and pets to run around and as it currently stands the garden isn't any task master. A pair of stunning 100-year-old apple trees believed to originally have formed part of one of the villages orchards, take pride of place in the garden and in season still provide fruit for the whole village. There is a mix of evergreen structural planting and softer herbaceous plants. The oil tanks for the property are cleverly concealed and there are a number of external power sockets and two outside taps.

Situation

One of the aspects about living in this village that the current owners particularly love are the walks. There is Dundon Beacon which is opposite the house and is a nature reserve, ancient oak woodland and site of an Iron- Age fort and few minutes' walk is Lollover Hill which is like a mini-Glastonbury Tor with views for miles around. Amenities such as the village hall, church and pub, Post Office and playground are close by. Compton Dundon is a very active village due to its large and new village hall which hosts all sorts of events and classes. Somerton is just a few minutes away which is a picturesque town, originally the county town of Somerset and before that, possibly the capital of Wessex. Its focal point is the wide 17th Century Market Square with a Buttercross in the centre. The parish church is quite plain externally but contains one of the finest wooden roofs in the county carved by the monks at Muchelney Abbey.



Somerton offers all the usual amenities of a market town, bars/restaurants and has a small independent supermarket. There are good levels of amenities including local, independent shops which you might like to explore throughout the town with quaint cafes where you can spend a day relaxing.

Somerton also offers a bank, library, doctor and dentist surgery; there are also several public houses, restaurants, churches and primary schools within the town. Of particular note is Alfredo's Italian restaurant and the White Hart gastro pub as well as the Craft Chocolate Shop. The Old Town Hall now houses the ACE Arts Gallery and craft shop who present a varied, stimulating programme of exhibitions and related events throughout the year. For more information visit <http://www.somerton.co.uk> 5 minutes' drive in the other direction is the town of Street which is famed for Clarks Village shopping, but also has a Sainsburys and the very good Strode Theatre/cinema. Other local facilities can be found at Glastonbury-15 mins away (Minor injuries hospital), Castle Cary - 25 mins, Bruton -30 mins, Wells -25 mins.

Schools - 'At Last' is less than 5 mins drive from Millfield Senior school which is in Street and so is ideal for swimming families. Street also offers the excellent Strode Sixth form college. Other local schools include King Ina Primary in Somerton, nearby Keinton Mandeville primary, Butleigh C of E primary school, Baltonsborough Primary and Crispin Senior School Street. Other Independent schools include Hazlegrove Prep school, the Taunton schools, Kings Bruton, Wells Cathedral School and Sherborne Boys.

Directions

From Street follow B3151 to Compton Dundon. Pass through the village and turn right into Peak Lane. Follow the lane for about a mile and the property can be found on the left-hand side.

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: South Somerset Council

Council Tax Band: F

Guide Price: £725,000

Tenure: Freehold

PART B

Property Type: Detached House

Property Construction: Standard Construction

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

Electricity Supply: Mains Electricity

Water Supply: Mains Supply

Sewerage: Mains Drainage

Heating: Oil Fired Central Heating

Broadband: BT Superfast Broadband

Mobile Signal/Coverage: Please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking: Private Driveway Parking for numerous vehicles.

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: Low Flood Risk from Rivers and Seas

Coastal Erosion Risk: N/A

Planning Permission: N/A

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

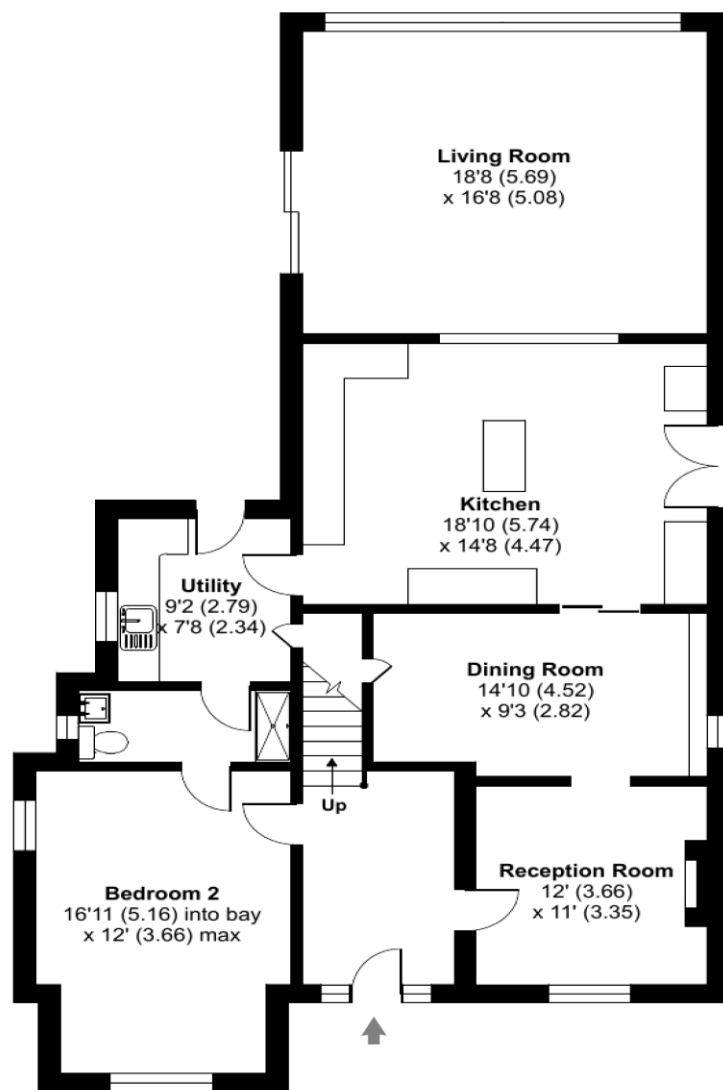
Energy Performance Certificate: C Rating

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.

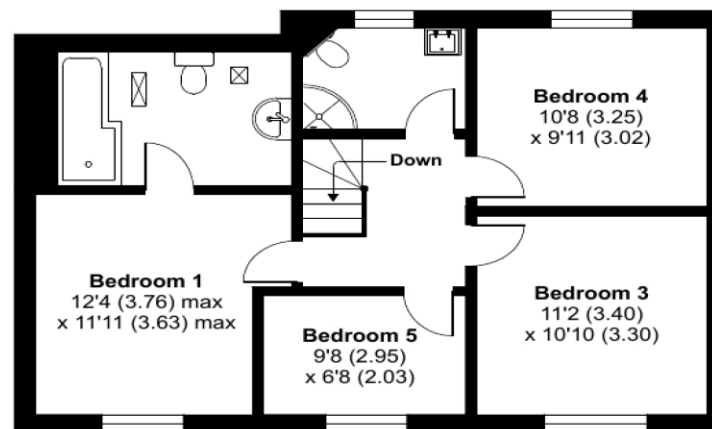
Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you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



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GROUND FLOOR



FIRST FLOOR

Approximate gross internal floor area of main building - 186 m² / 2,002 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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