

# LODESTONE



*Old Brewery Cottage, West Lydford*









# Old Brewery Cottage, West Lydford

TA11 7DQ

Guide Price: £975,000

4

Bedrooms

3

Bathrooms

2

Receptions

## PROPERTY FEATURES

- Beautiful contemporary family home
- 4.5 acres of gardens and paddocks
- Stable block and tack room
- Open plan living, sitting and dining area
- Excellent equestrian property
- Sought after village location
- Large additional storage barn and garaging
- High quality finish throughout







Old Brewery Cottage is a beautiful contemporary family home set in 4.5 acres of gardens and paddocks, situated in the pretty village of West Lydford.

At the heart of the property is a stunning and light filled open plan kitchen, dining and sitting room with views over the gardens. On the first floor there are three double bedrooms, all with en-suites.

The stylish entrance leads into a separate porch with useful cupboards to the left. From here you enter the spacious hallway with clever inbuilt storage for coats and shoes. A modern style painted oak and glass staircase lead to the first floor. The hallway in turn leads into the open plan living space and separate utility rooms. Throughout the downstairs the use of glazed single and double internal doors and the same wood effect floor give the feeling of light and space whilst the underfloor heating and modern insulation ensures the rooms are warm throughout.



The shaker style painted kitchen with it's dark wooden worktops make a real statement within the open plan space. A range style cooker and large double butler sink provide a modern farmhouse feel. The large stand-alone island with extensive room for food preparation, together with space for seating, creates an informal and relaxed cooking environment.

The sitting room is cleverly divided into two with a formal seating area and TV area. This in turn leads to a super light filled and spacious dining space with a ceiling lantern over and large glazed sliding doors opening to the gardens and patio. A further downstairs room, currently used as a study could work equally well as a separate snug or double up as a guest bedroom. The utility/laundry room and downstairs cloakroom are accessed from the main entrance hall with the benefit of a back door to the outside areas and separate plant room.









On the first floor there are three good sized, double bedrooms, two with en-suite shower rooms, while the principal bedroom enjoys a full en-suite bathroom. Each bedroom and bathroom has its own unique style making use of the sloped ceilings and clever use of the roof space. The large single pane windows ensure plenty of light and a contemporary feeling throughout.

### Outside

To the front of the property there is a double five bar gate leading to a gravel driveway and ample parking. This in turn leads to the stables, a tack room and agricultural store. There is also additional hard standing space for cars and horseboxes. A further garage with internal storage area adds great outdoor storage space for cars or equipment. The land is currently divided into gardens and paddock, fenced with wooden post and rail allowing views to the beautiful Somerset countryside beyond. The paddocks also benefit from individual water troughs.



Within the formal gardens, in addition to the main patio there is a secondary entertaining space, a delightful log cabin which features a central BBQ/firepit surrounded by fitted seating. The addition of power and light and internet connection makes this a super entertaining space whatever the weather.

### Situation

West Lydford is a popular and sought after village, largely constructed of stone-built period properties. The village has a church and nearby a garage with shop and Post Office stores. There are further amenities in nearby Keinton Mandeville whilst the larger regional centres of Yeovil, Sherborne and Taunton are all within easy motoring distance.





Local shopping can be found in the nearby towns of Castle Cary and Bruton. The Hauser & Wirth gallery plus a variety of exceptional restaurants including At the Chapel, The Old Pharmacy, Da Costa and The Lazy Lobster are all located in Castle Cary and Bruton.

The Newt “one of the most exceptional country house hotels Britain has seen” is within a 15-minute drive. The gardens are open to the public and allow visitors to walk in the amazing woodland and eat in the various restaurants there.

Other local attractions include Stourhead Gardens, Babington House, (Soho House’s country mansion) and Longleat Safari Park. For further shopping and recreational activities, Bath, Bristol, Wells and Yeovil are all within about an hour’s drive. The A303 (6 miles) provides a direct route to London via the M3 and there is a mainline rail service from Bruton/Castle Cary just 6 miles away to London Paddington (approx. 2 hours) and the new train to Waterloo. Airports in Bristol and Exeter offer connections within the UK, Europe and beyond.

#### Directions

Post Code: TA11 7DQ

What3words: ///players.steepest.waxes

**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 County Council

**Council Tax Band:** Band D

**Guide Price:** £975,000

**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 Water

**Sewerage:** Mains Drainage

**Heating:** LPG Gas tank for underfloor heating and radiators

**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-Street 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:** There is a low chance of groundwater flooding at this property.

**Coastal Erosion Risk:** N/A

**Planning Permission:** All relevant planning permissions have been received.

**Accessibility/Adaptations:** N/A

**Coalfield Or Mining Area:** N/A

**Energy Performance Certificate:** D Rating

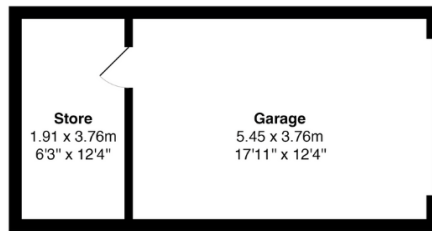
No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot 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.







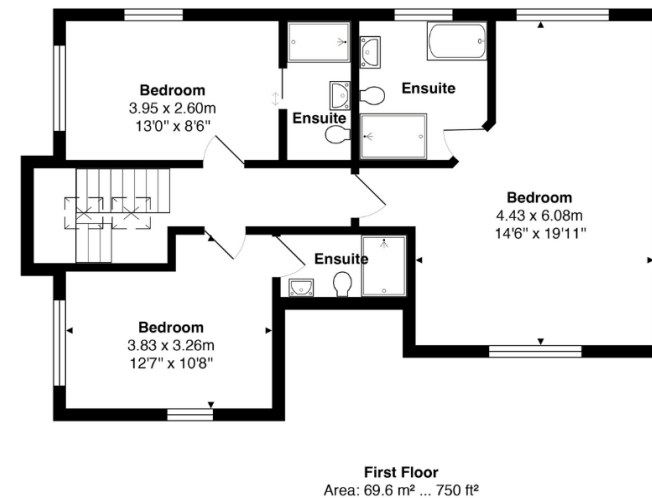
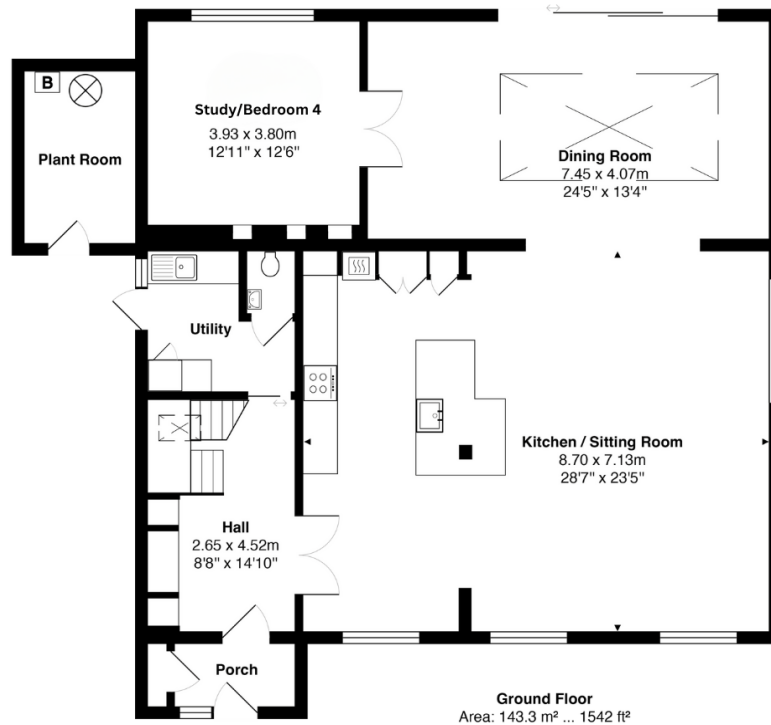


Area: 28.2 m<sup>2</sup> ... 304 ft<sup>2</sup>

## Old Brewery Cottage, West Lydford



Approximate gross internal floor area of main building - 212.9 m<sup>2</sup> / 2,292 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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