

LODESTONE



Garden Cottage, Keinton Mandeville





Garden Cottage, Keinton Mandeville

TA11 6FG

Guide Price: £1,050,000

5 
Bedrooms

3 
Bathrooms

3 
Receptions

PROPERTY FEATURES

- Beautifully presented family home
- Desirable village location
- Village amenities within walking distance
- Garage and Carport
- Landscaped rear garden
- Principal suite with dressing room
- Neptune designed kitchen
- Underfloor heating throughout downstairs accommodation





Garden Cottage, Luns Close is a most beautifully presented five bedroom family home set within a third of an acre of newly landscaped gardens. From the moment you approach the property it is evident that great attention has been given to the overall design and elegant finish to create a modern 'country home'

Double fronted and built in 2019 using local Blue Lias stone, the property features a clay tiled roof with coping stone finials and two chimneys. Timber framed double-glazed windows are used throughout, set within stone surrounds at the front of the property and with oak lintels at the rear. Stone garden walls have been built to two sides of the property and the detached garage/tool shed and open carport are timber clad. A pretty stone pathway bordered by lavender leads from the parking area to the covered porch and painted front door.

As you enter the property the spacious entrance hall leads to the formal sitting room with statement double doors, making this a perfect space for entertaining or a family gathering. The large bi-folding doors overlook the rear garden and patio and there is a pretty inset wood burning stove. The dual aspect study/playroom which is currently used as home gym overlooks the front garden. A delightful downstairs cloakroom and generous coat cupboard complete the hallway. To the right of the entrance hall is the fabulous open plan L-shaped kitchen with dining and informal seating areas. The space has been designed to work flexibly to suit everyday family living. The area currently being used as the main dining room could work equally well as a family snug and there is plenty of space for a kitchen island if required. Double doors lead to the garden and a further door leads to the useful boot room, kitchen garden and garages. A separate and fully fitted utility and laundry room sits adjacent to the kitchen.





The modern shaker style painted kitchen is designed by Neptune and features in built Neff appliances including a double oven and grill, electric hob, fridge freezer and dishwasher. White Quartz worktops make a real statement and the Amtico floors throughout are a beautiful feature complimenting the modern country style. Underfloor heating throughout the downstairs and modern insulation ensures an even temperature all year.

The staircase to the first floor with its picture window overlooking the back garden leads to the spacious and light filled landing. The master bedroom suite includes a walk in dressing room and a large and stylish bathroom. Four further double bedrooms, a family bathroom and second ensuite bathroom complete this beautiful family home. All bathrooms feature Neptune vanity units and basins together with underfloor heating. To complete the landing a large fully fitted airing cupboard provides ample storage.

Outside

The property sits within approximately a third of an acre of beautifully landscaped and south facing gardens designed to be enjoyed from outside as well as inside. Deep borders, newly planted trees and climbers provide all year-round interest. The pretty pond is a lovely feature and the covered oak timbered gazebo is the perfect space for alfresco dining. To the right of the formal garden is an exceptional kitchen garden with gravel paths, raised beds and useful composting bins. The nearby garage/tool store and addition of the greenhouse make this a paradise for anyone with a love of gardening or for someone keen to start.

To the front of the property there is a further generously sized and equally beautiful garden and spacious gravel parking area leading up to the open carport and garage. There is additional exterior lighting outside the property.





Situation

Garden Cottage, Luns Close forms part of the Lakeview development built by local and award-winning developer Gallion Homes within the vibrant village of Keinton Mandeville. Sitting midway between the market towns of Somerton to the West, and Castle Cary to the East, the origins of the village date back to the Roman times and its popularity grew both because of the local "Blue Lias" stone and being situated on the old coach route from London to the South West. The Church of St. Mary Magdalene dates from the 13th century. Today the village has a population of around 1,000 people with its own primary school, a local shop 'The Keinton Stores' and local pub "The Quarry Inn". 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. It offers all the usual amenities of a market town, bars/restaurants as well as a small supermarket. Additional local shopping can be found in the nearby towns of Castle Cary and Bruton. Other local attractions include Stourhead Gardens, Babington House, (Soho House's country mansion) and Longleat Safari Park. There are good transport links to London and the South west via the A303. Castle Cary railway station, offers an excellent direct rail service to London in less than two hours. Bristol airport can be reached in less than an hour and Bath and Bristol are both within an hours drive. There are also excellent facilities at the larger regional centres of Yeovil, Sherborne and Taunton. Many of the area's best known independent schools are within easy commuting distance including Millfield, King's Bruton, Wells Cathedral School, Downside, Hazlegrove and All Hallows. In addition to the local state primary school there is a state secondary school at Ansford and the very popular Sexeys School in Bruton.

Directions

Postcode: TA11 6FG

What3words: ///think.increased.backed

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: £1,050,000

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 Drainage

Heating: Gas Fired Central Heating and Underfloor Heating.

Broadband: Fibre to the premises.

Mobile Signal/Coverage: Please refer to Ofcom website.

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

Parking: Garage, Carport and Driveway 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: We are not aware of any significant/material restrictions, but we'd recommend you review the Title/deeds of the property with your solicitor.

Rights and Easements: We are not aware of any significant/material restrictions or rights, but we'd recommend you review the Title/deeds of the property with your solicitor.

Flood Risk: According to the following website <https://check-long-term-flood-risk.service.gov.uk/risk#> the property is at very low risk from surface water flooding and very low risk from sea water flooding

Coastal Erosion Risk: N/A

Planning Permission: We are not aware of any undecided planning permissions within the vicinity of the property

Accessibility/Adaptations: N/A

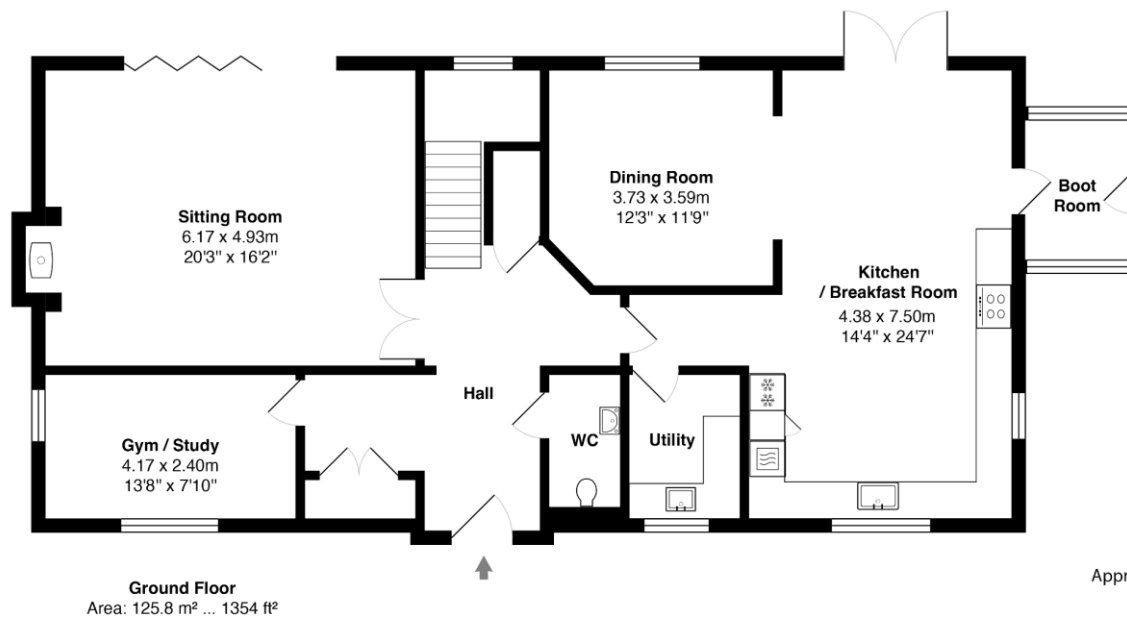
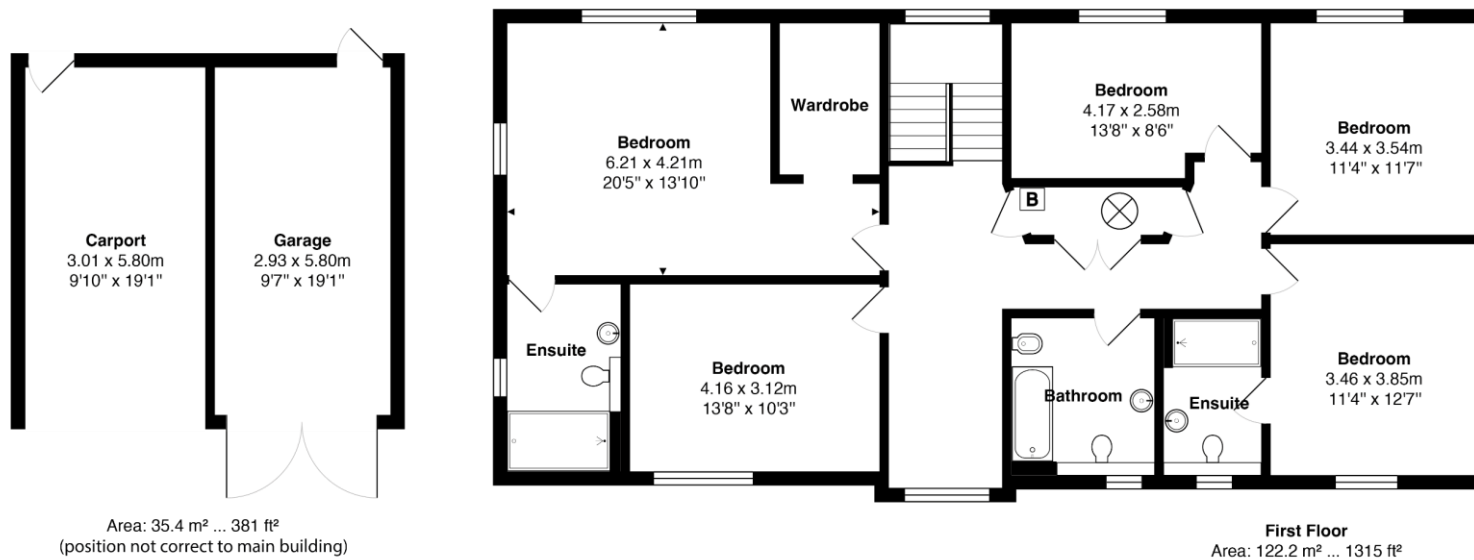
Coalfield Or Mining Area: N/A

Energy Performance Certificate: B 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.





10 Luns Close,
Kenton Mandeville



Approximate gross internal floor area of main building
- 248 m² / 2,669 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.

Wells

Melbourne House
36 Chamberlain Street
Wells, Somerset
BA5 2PJ
Tel: 01749 605088
wells@lodestoneproperty.co.uk

www.lodestoneproperty.co.uk

