

LODESTONE



The Old School, West Lydford





The Old School, West Lydford

TA11 7DB

Guide Price: £764,000

3 
Bedrooms

3 
Bathrooms

3 
Receptions

PROPERTY FEATURES

- Desirable village location
- Character features throughout
- Great annexe potential
- Well landscaped garden
- Flexible living accommodation
- Potential for single level living





The Old School is a beautifully converted former schoolhouse situated in the pretty village of West Lydford, a short distance from the Somerset market towns of Castle Cary and Somerton.

Dating back to the 1800s it has all the features of a period property from this area being built using local Blue Lias stone, double roman tiled roof and hamstone mullions. Stone built garden walls, a wide cobbled driveway and a flagstone floored porch are all beautiful features of this unique building. Internally the thoughtful conversion has retained the high ceilings and large windows to create a light filled and spacious sitting room. The original space has been divided by an impressive central mezzanine with a statement staircase framing the beautiful gothic window. The mezzanine can be used as a cosy snug, home office or reading space or simply a spacious landing to the upstairs rooms. A corner stone fireplace with its inset wood burning stove together with solid oak floors throughout ensure a warm and flexible living area.

A wide hallway leads to the downstairs bedroom and ensuite bathroom with wood effect flooring and large walk-in shower. The self-contained space is a perfect room for guests or older relatives.

At the far end of the property the double aspect and open plan kitchen and dining room overlook the pretty garden with a useful stable door for access. Classically designed with shaker style units and granite worktops, all the appliances are all fully integrated. The space further opens into a fully and double-glazed sunroom providing the perfect place to enjoy a morning coffee and the garden from within. A separate utility/boot room with access to the outside space completes the downstairs area.





The second staircase leads to the first floor with two further bedrooms and bathrooms. The principal bedroom has built in wardrobes, a spacious ensuite shower room and double doors with a Juliet balcony overlooking the south facing garden. The second bedroom, currently used as an office has a separate bathroom with a free-standing roll top bath and classic white suite. All the upstairs rooms feature sloped ceilings and deep windowsills.

Outside

The property sits within a good-sized plot with gardens to the front and rear. Topiary style and specimen trees and shrubs add interest all year round and the cottage style planting comes to the fore in the spring and summer with English roses, hydrangeas and wisteria adorning the property and wooden pergola. A decked area provides the perfect sheltered spot for an afternoon drink overlooking the raised pond.

The property is entered through a wide five bar gate and there is ample space for parking several vehicles. A natural stone detached double garage provides additional living space and currently incorporates a utility room and cloakroom with stairs leading to the first floor with potential for further development into a separate guest suite, studio or home office, subject to the necessary permissions.

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 small supermarket attached. There are further amenities in nearby Keinton Mandeville whilst the larger regional centres of Yeovil, Sherborne and Taunton are all within easy driving distance. Local shopping can be found in nearby Castle Cary and Somerton, both have a good range of independent shops and restaurants.



The now famous Hauser and Wirth gallery has put Bruton on the map and The Newt “one of the most exceptional country house hotels Britain has seen” is also on the doorstep with gardens open to the public. Bath, Bristol and Wells 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 Castle Cary to London Paddington (1 hr 45 mins). Airports in Bristol and Exeter offer connections within the UK, Europe and beyond.

Schools

West Lydford is perfectly positioned for access to a number of good state and independent schools including Millfield, Hazlegrove, King’s Bruton, Wells Cathedral and Sherborne schools. There is a local primary school at Keinton Mandeville and senior schools at Ansford.

Directions

Postcode: TA11 7DB

What3words: badminton.radiated.filer

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: Mendip County Council

Council Tax Band: E

Guide Price: £764,000

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

Water Supply: Mains

Sewerage: Mains

Heating: Oil fired central heating

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: Garage and Driveway parking for a number of 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 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 medium risk of flooding from surface water and very low risk of flooding from sea or rivers. The property has never flooded from any source.

Coastal Erosion Risk: N/A

Planning Permission: We are not aware of an undecided planning applications within the vicinity of the property

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

Energy Performance Certificate: E 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.

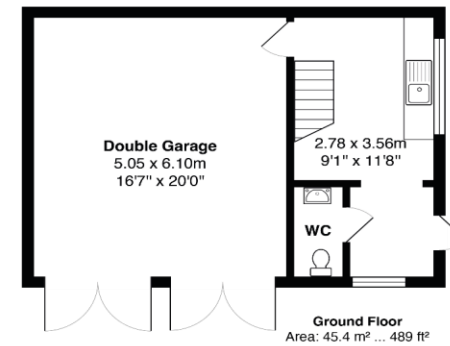
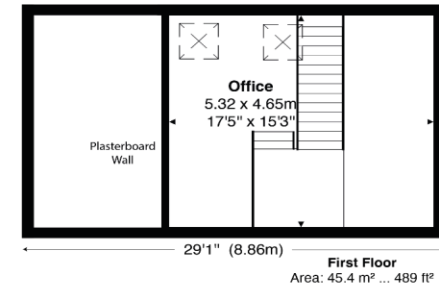
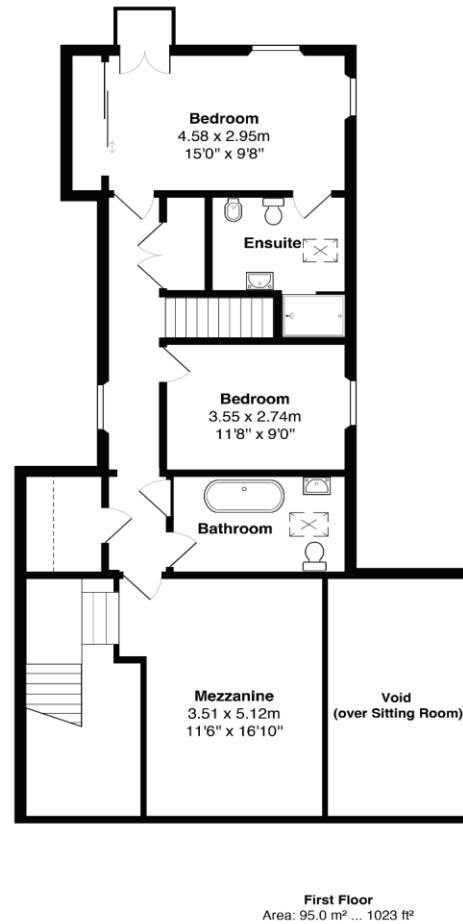
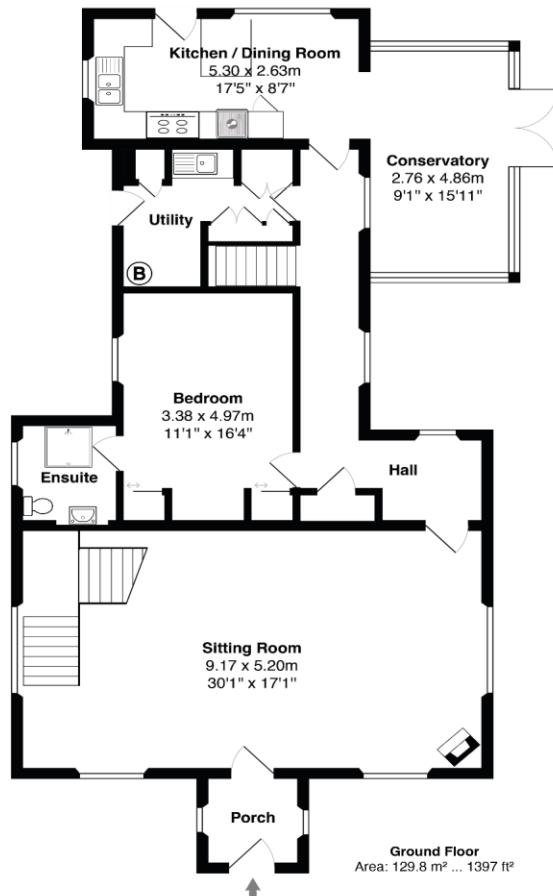
Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you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



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Approximate gross internal floor area of main building - 224.8 m² / 2,420 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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