

# LODESTONE



*Mendip View, Butleigh*





# Mendip View, Butleigh

BA6 8TR

Guide Price: £650,000

4   
Bedrooms

2   
Bathrooms

2   
Receptions

## PROPERTY FEATURES

- Detached 4-bedroom home
- Development potential – see CGI's created by Architect
- Superb garden c 0.75 acre
- Peaceful edge of village setting
- Photovoltaic panels with feed in tariff
- Useful outbuildings
- Wonderful views towards the Mendips
- Close proximity to Millfield School
- Garage and ample parking





At Mendip View on the edge of the sought after village of Butleigh, a superb opportunity is available. As its name suggests, there are far reaching open countryside views towards the Mendip Hills and being positioned within three quarters of an acre of its own grounds, this property is ready to be taken forward into its next phase. Having been a much-loved home over many years, it is perfectly livable as it is, but also provides a rare opportunity for the next owner to be part of the creative process of re-configuring their own rural idyll. The original 1970's build has been added to over the years now offering flexible accommodation within the existing building. The spacious site and the house, naturally lend themselves toward permitted development and the current owner has liaised with a multi award winning local architect Orme Architecture to produce some ideas to help fire the imagination. These ideas can be seen here and more detailed information is available from our Wells office.

As it stands currently, a glass entrance porch opens into a sunny, light filled dining area looking out across the front lawn, this room catches the morning sun and so is perfect for a lazy breakfast or morning coffee. The main reception room with an open fire and kitchen dining room lead off a central hallway. The kitchen enjoys a lovely double aspect rural outlook and houses an electric Aga that also heats the water for the house. Cumbrian slate worktops top country style wooden units and there is a separate dining area. On the ground floor there are two bedrooms currently being redeployed as an office and storage and a utility room with a door out to the garden plus storage and a coat cupboard. Stairs lead up to two double bedrooms and a shower room. There is a large barn which is ideal for use as ancilliary accommodation, as an annexe for a dependent relative or family member. Further potential ideas include converting this building into offices, a games room or gym.

### Outside

The peaceful garden at Mendip View provides the perfect spot to pursue self sufficiency and eco efficiency with feed in solar photovoltaic panels already in place. The richly planted garden wraps around the house, with lawns, herbaceous borders, an orchard, vegetable beds and a pond. It is very peaceful





and the current owner's gentle approach to the care and maintenance of the garden, mean that it is has become a trusted venue for wildlife.

### Situation

The village of Butleigh is a small civil parish in South Somerset lying surrounded by rural countryside, farmland, wooded hills and with some of south Somerset's most attractive and vibrant towns within easy reach, it is understandably a popular place to live. Butleigh itself has a thriving shop, farm shop, primary school, nursery and playing fields. There is a Church room which is used by the many community groups and there is a very active cricket club.

**Somerton** – 5 miles 10 minutes by car. With a historical marketplace at its heart, Somerton is classically Somerset having given its name to the county and in around 900 it is believed to have been the capital of Wessex. It is a thriving market town with a weekly market having been held here since the Middle Ages. There is a range of appealing independent shops including artisan Chocolate maker 'Craft House Chocolate' and award winning 'Rocket68 shop and studio' for greetings cards and prints that are designed and illustrated there in the studio; the products are also sold in Harrods. The White Hart serves outstanding local food, with boutique accommodation also available and Buttercross Tearooms is a cosy spot to enjoy a quick bowl of soup with home made bread. <https://discoversomerton.co.uk/>

**Bruton** – 14 miles 30 minutes by car. Bruton has a special character, independent shops, terraced streets of historic houses and fine places to dine all sit closely together with tracts of rolling hills surrounding. Accessibility is easy from London arriving at Castle Cary station by train or the A303 by car and this has helped fuel Bruton's cosmopolitan uprising. There are now several highly rated restaurants including 'At the Chapel' 'Osip' and 'The Old Pharmacy' and some highly regarded schools within the town give charming Bruton a Collegiate flavour. The Hauser and Wirth gallery installed in a restored farm just outside the town has constantly changing exhibitions and a beautiful garden designed by Piet Oudolf.

**Castle Cary** – 10 miles 20 minutes by car. Castle Cary is a small, attractive country town on the edge of rolling countryside between the Somerset levels to the west and Penselwood ridgeline to the east. The main Paddington to Penzance railway line runs about a mile to the north, if you're catching a train, (London-Paddington is



1hr 32 minutes) there's a grab and go option at the newly refurbished Station Café, The Creamery, or a lovely brunch / lunch menu if just visiting.

Castle Cary is well known for its high-quality independent shops, delicatessens, cafes and restaurants with Tuesday being market day when fish, bread and organic vegetables are sold on the cobbles in front of the Market House.

**Street** – 4 miles 10 minutes by car. Close by is the town of Street where there is a good range of high street shops, cafes and restaurants as well as the well-known Clarks Village Outlet. Street has two swimming pools, one to be found at the Sports Centre and the hugely popular outdoor Lido on the High Street with its lovely grassy areas for picnics. Strode Theatre offers excellent live performances as well as films and exhibitions. Supermarkets, Sainsbury's and Lidl.

**Glastonbury** – 5.4 miles 13 minutes by car. The nearby town of Glastonbury is steeped in history going back to the legends of King Arthur. There was a Celtic monastery here in 500AD, which during the next 1000 years evolved into one of England's wealthiest and influential Abbeys. The magnificent Glastonbury Abbey ruins and the famous Glastonbury Tor attract tourists to the town. Supermarkets include Tesco's, Morrison's and Aldi.

Bath, Bristol, Taunton and Yeovil are all within about an hour's drive.

### Schools

Local independent schools include Millfield prep and senior (very close by), Wells Cathedral School prep and senior, All Hallows and Hazlegrove prep schools and the various Bruton schools. State schools include St. Dunstan's, Crispin, Wells Blue school and nearby Strode College.

Post Code: BA6 8TR

What.3.Words: tinny.uttering.wallet

### Viewing by appointment only.

Please note: In England permitted development rights allow homeowners to undertake certain types of work without the need to apply for planning permission. We would recommend seeking further opinion based on bespoke plans. The CGI's used are for illustrative purpose 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:** D

**Guide Price:** £650,000

**Tenure:** Freehold

### PART B

**Property Type:** Detached

**Property Construction:** Block construction with tiled roof

**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:** Sewerage treatment plant newly installed March 2024

**Heating:** Oil

Photovoltaic panels with feed in tariff – current rate 71.85p per unit, contract with good energy. Battery located in the utility room, installed 2022

**Broadband:** Our vendor's broadband provider is BT and there are future plans for fibre optic connectivity. 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:** Garaging and 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 or rights, but we would recommend that you review the title/deeds of the property with your solicitor

**Rights and Easements:** We are not aware of any restrictions or rights but we would recommend that you review the title/deeds of the property with your solicitor

**Flood Risk:** The property has not flooded in the last 5 years and according to the following website : <https://www.gov.uk/check-long-term-flood-risk> looking into the future the property is at very low risk from surface water flooding or sea water flooding.

**Coastal Erosion Risk:** NA

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

**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.

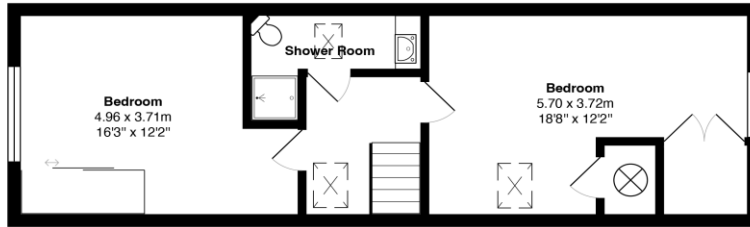
Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you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



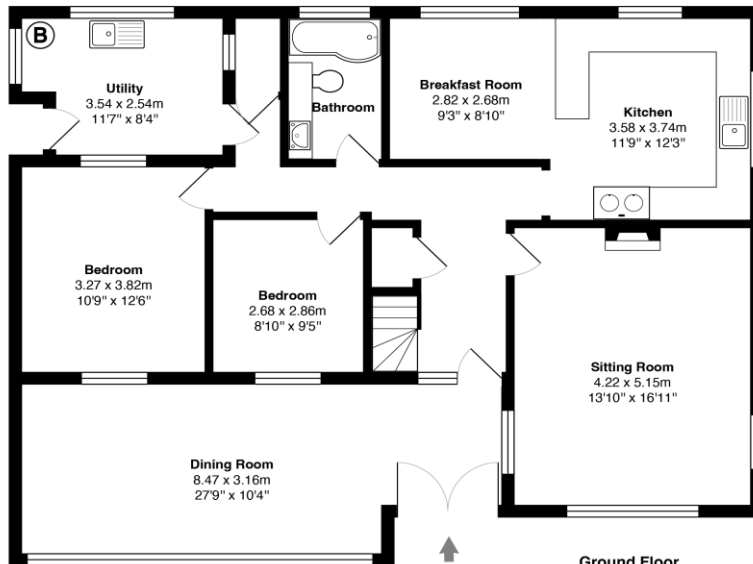
# Mendip View, Butleigh



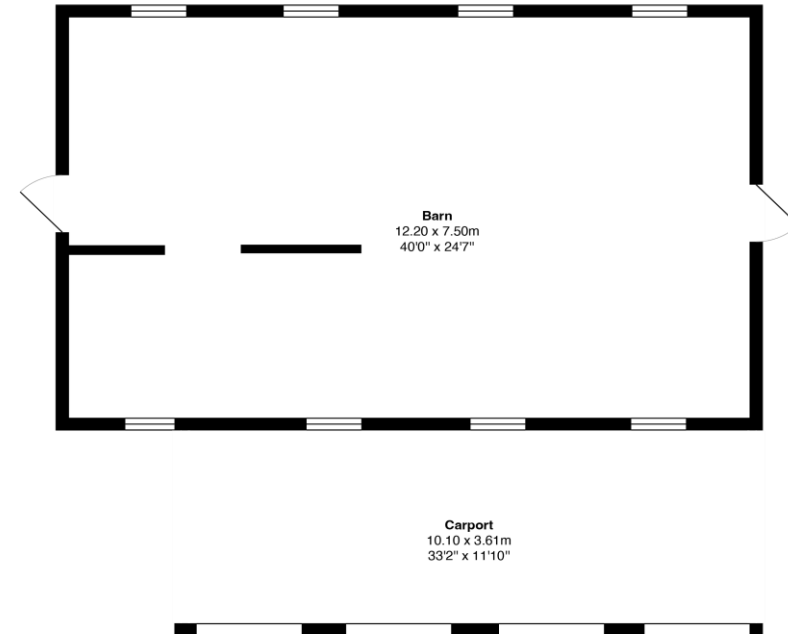
Approximate gross internal floor area of main building - 172.1 m<sup>2</sup> / 1,852 ft<sup>2</sup>



**First Floor**  
Area: 48.3 m<sup>2</sup> ... 520 ft<sup>2</sup>



**Ground Floor**  
Area: 123.8 m<sup>2</sup> ... 1332 ft<sup>2</sup>



Area: 130.2 m<sup>2</sup> ... 1402 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.

**Bruton**

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