

# LODESTONE



*Lower Rockes, Butleigh*









*Lower Rockes,  
Compton Street, Butleigh*

BA6 8SF

Guide Price: £1,250,000

5   
Bedrooms

3   
Bathrooms

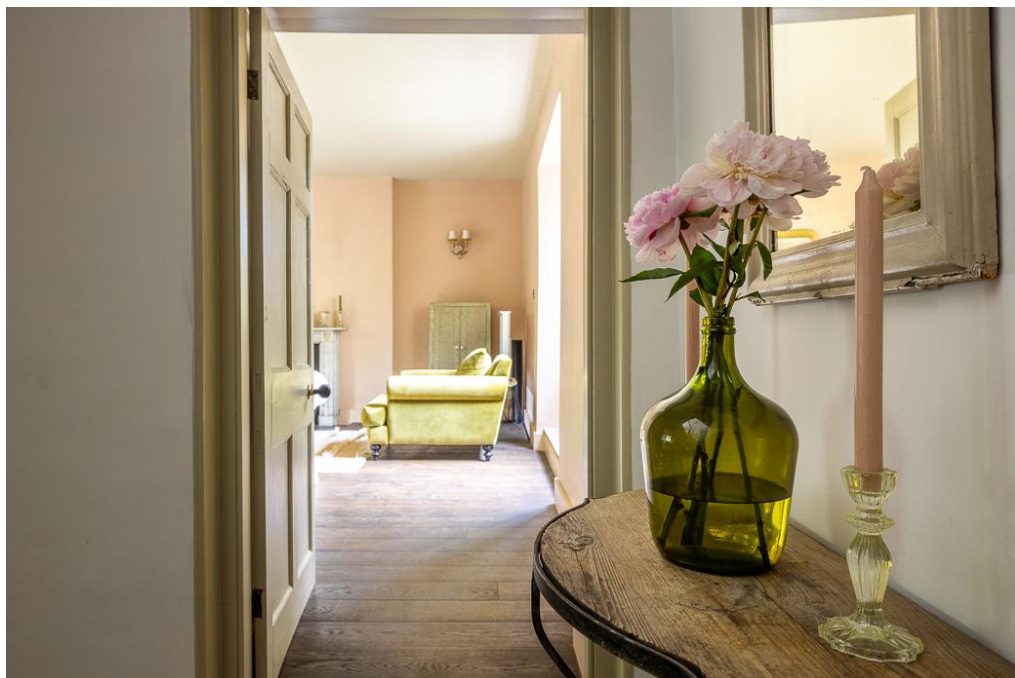
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Receptions

- An impressive Grade II listed farmhouse with Georgian extension
- An historical, superbly renovated house with huge character
- Large farmhouse kitchen/diner with AGA and inglenook fireplace
- Beautifully decorated and styled by the current owners
- Drive with plenty of parking
- External storage and separate office/studio
- Within a 5-minute drive of Millfield Senior School
- All village amenities within walking distance









This most impressive Grade II listed detached farmhouse is set at the heart of the sought after village of Butleigh and offers character, charm and beautifully presented accommodation. Lower Rockes is a house of two halves: a 17th century farmhouse which is full of historic features plus a classically symmetrical Georgian frontage with wonderful proportions which was added in the early 19th century. Fully refurbished it has been re-decorated and styled throughout by the current owners.

An original Oak door leads from a covered area with cobbled stones into the generous kitchen which has beams, mullion windows and flagstone floors. The focal point is the amazing inglenook which has a bread oven. The kitchen provides all that is necessary for modern day living: bespoke cabinetry with practical cast concrete worksurface, a gas fired AGA as well as a separate cooker and is spacious enough for a large farmhouse dining table as well. The kitchen leads into the dining room, continuing through with flagstone floors, which also has a large inglenook and log burning stove, to the side the original spiral stone staircase leads to the first floor. This room will take a table for 10-12 people.

From the dining room you leave the older part of the house and move into the Georgian section. Off the light hall is a large sitting room with proportions that you would expect from this period. A Georgian sashed window with shutters is one aspect and the other are double doors which lead on to the outside courtyard area. The focal point in this room is the classical marble working fireplace.

On the other side of the hall is another reception which could have multiple uses including a playroom, snug, office. Either side of the original fireplace are floor to ceiling smartly painted cupboards and shelves providing plenty of storage. The spacious hallway has a large coat/storage cupboard, an understairs cupboard and a separate cloakroom WC.









The main staircase leads to the first floor of the Georgian part of the house. Here are two huge bedrooms with plenty of aspects, lots of light and both have their original fireplaces. Between them is a bathroom with a painted wooden floor with high quality traditional bathroom fittings.

A step down from the hall takes you back to the older part of the house into a bedroom which again is spacious with double aspect. It leads onto the first landing of the spiral staircase with steps up into a very large bedroom which has triple aspect windows, painted floorboards and a newly fitted shower en suite. The windowsills in this room and others in this part of the house are thick elm and together with the mullion windows they maintain the character of the house.

The spiral stairs lead to the second floor on which is another large bedroom with a fabulous, vaulted ceiling and a view towards the open countryside and hills. Off the same landing is a large bathroom with another vaulted ceiling, a freestanding bath, a large shower and further fitted cupboards.

Throughout the house, the quality of the original refurbishment and the upgrades subsequently made by previous owners ensure that, despite its age, it is fit for the future.

### Outside

A lovely courtyard area which is made up of cobbles, flagstones and lawn which is flanked by a wonderful fig tree with the centre piece being a Eucalyptus tree providing shade when necessary. Off the courtyard are 2 further buildings: one is a very deep, dry storage room which houses the recently installed boiler, and next to it is a refurbished office/studio with heating which was formerly a garage.









The entrance has electric gates and the drive sweeps past the house and provides lots of parking. The garden is sunny and primarily laid to lawn with flower beds (including a redundant well!) around part of the perimeter. Lower Rockes is a wonderful family home in a great village.

### Situation

The village of Butleigh which is surrounded by rural countryside, farmland and wooded hills. This popular village has a thriving shop and post office, primary school, nursery and playing fields. Close by is Sourdown Farm shop where you can buy produce. They also have a weekly pub night at Sourdown Tap with pop up local food suppliers. There is a village hall which is used by the many community groups and a very active cricket club.

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. There are 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. The Strode Theatre offers excellent live performances as well as films and exhibitions. 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 and so although small, it is a thriving town, and it is well served by markets and a huge range of festivities.

Nearby is Somerton, an old market town and one of the original capitals of Wessex and Wells the smallest City in England is about 10 miles away. There are many Festivals throughout the area including many topics Literary, Music, Comedy and Food. For further shopping and recreational activities, Bath, Bristol, Taunton and Yeovil are all within about an hour's drive.









The A303 that runs south of Butleigh offers direct road links to London and the Southwest.

There are good rail transport links to London from Castle Cary railway station, (just about 20 mins drive), which offers an excellent direct rail service to London Paddington in less than two hours. Also, Airports in Bristol and Exeter offer connections within the UK, Europe and beyond.

#### 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.

#### Directions

Post code: BA6 8SF From Sub Road turn into Compton Street and the property can be found on the right-hand side.

What 3 words: flippers.releasing.gravest

**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 Tax Band:** F

**Guide Price:** £1,250,000

**Tenure:** Freehold

### PART B

**Property Type:** Detached House

**Property Construction:** Stone

**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:** Gas

**Broadband:** The house is connected to broadband via an ADSL line. 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.

**Parking:** There is parking for several cars and the studio could revert to a garage space.



## 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're not aware of any other significant/material restrictions, but we'd recommend you review the Title/deeds of the property with your solicitor.

**Rights and Easements:** We're not aware of any other significant/material restrictions or rights, but we'd recommend 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 Environment Agency's website, the property is in an area at a very low risk of flooding from Rivers or Sea and a medium risk of surface water flooding. (Medium risk means that this area has a chance of flooding of between 1% and 3.3% each year)

**Coastal Erosion Risk:** N/A

**Planning Permission:** There are none in the immediate vicinity that the vendor is aware of.

**Accessibility/Adaptations:** N/A

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

**Energy Performance Certificate:** E

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.



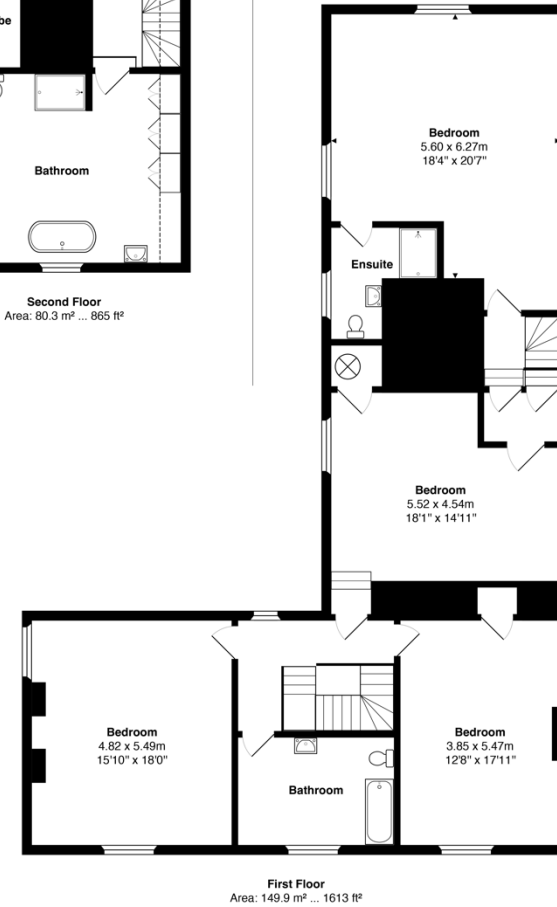
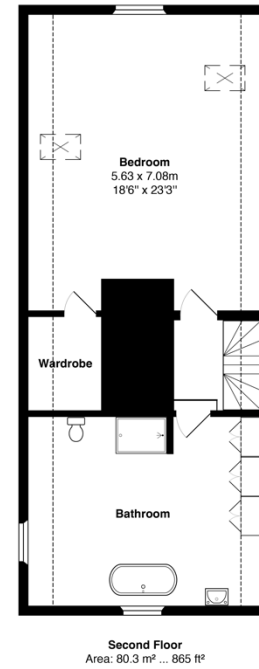
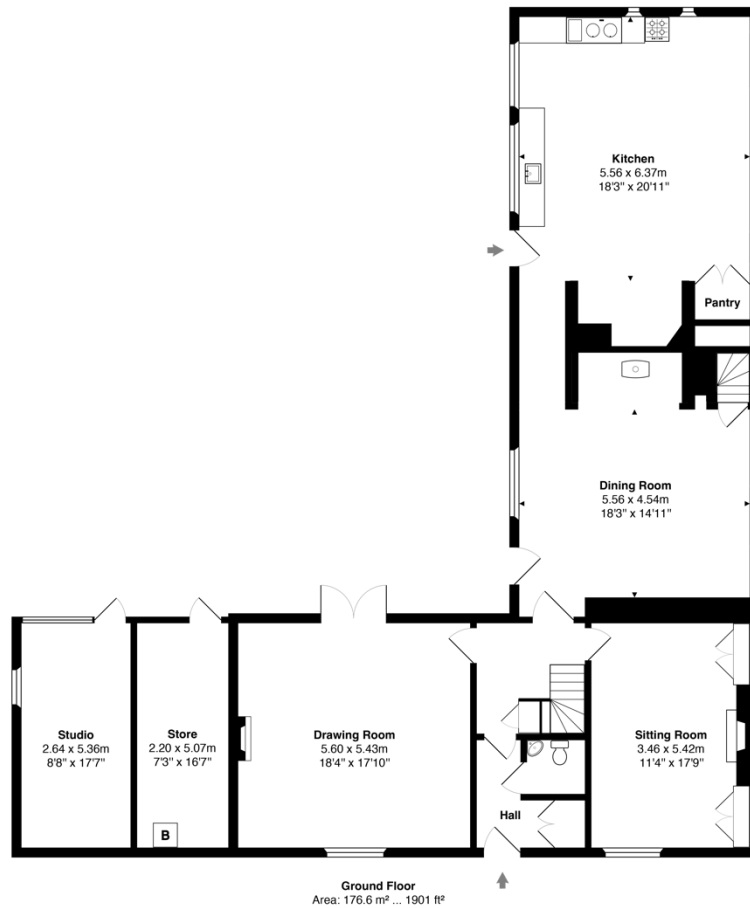




# Lower Rocks, Butleigh



Approximate gross internal floor area of main building - 406.8 m<sup>2</sup> / 4,379 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**

Fry's Halt  
Station Road  
Bruton, Somerset  
BA10 0EH  
Tel: 01749 605099  
[bruton@lodestoneproperty.co.uk](mailto:bruton@lodestoneproperty.co.uk)

**Wells**

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

[www.lodestoneproperty.co.uk](http://www.lodestoneproperty.co.uk)

