

LODESTONE



Harowin, Pylle





Harwin, Pylle

BA4 6TE

Guide Price: £795,000

3 
Bedrooms

2 
Bathrooms

3 
Receptions

PROPERTY FEATURES

- Peaceful rural setting
- Built in 2023
- Air source heat pump
- EPC rating B
- Far reaching countryside views
- Immaculate presentation
- Three double bedrooms one en-suite
- Beautiful kitchen dining room





Harowin sits in a uniquely elevated, peaceful and rural spot on the outskirts of the lovely Somerset village of Pylle. Constructed in 2023 the lovely symmetrical façade of Blue Lias stonework and reclaimed double Roman roof tiles gives the property a very appealing and charming period look which combines with the benefits of being an environmentally sound and energy efficient contemporary home. Three steps lead up from the gravel path to the front door which is protected by a timber frame storm porch. Either side of the front door, reclaimed railway sleepers have been used to excellent effect, creating planters which provide texture and depth to the front façade. Inside the house everything is beautifully presented and in immaculate order. Features including solid timber cottage style doors and panelling to dado height in a contrasting colour to the walls, add character and style to the entrance hall. A front facing study providing the perfect spot to work from home is situated just off the hall. The ground floor is well thought out with a gorgeous double aspect sitting room enjoying a cosy ambience in the cooler months with a wood burner to warm the room in addition to the underfloor heating that runs throughout the downstairs. In the summertime double doors bring the outside in, opening the house up to the rear terrace and garden.



A wonderful kitchen dining room spans the depth of the house with a double Belfast sink perfectly placed under the front garden window and a second set of double doors to the rear terrace provide a light and pleasant spot for a dining table. The attention to detail that the property has been afforded is very evident in the kitchen, where stone floor tiles, solid wood surfaces with matching open wall shelving are stylishly balanced by dove grey cabinets. Everything that you would expect to find in a kitchen of this standard is here including integrated dish washer and fridge freezer. Positioned adjacent to the kitchen is a stylish and practical utility area with a door out to the side of the property. A conveniently placed WC completes the ground floor area.

Stairs rise to a generously sized and lovely light landing area from where a triple aspect master bedroom and two further excellent sized double rooms lead off. The master bedroom en-suite has a fabulous double vanity sink unit and generous wardrobes on either side. The front facing bedroom has a double fitted wardrobe and the rear bedroom has lovely far-reaching countryside views from two of its three windows together with its own fitted wardrobe. Harowin provides a wonderful opportunity to enjoy the peace and quiet of rural Somerset in a low maintenance home of charming character that overlooks some of Somerset's most gorgeous countryside. We highly recommend viewing.





Outside

Harowin sits very well within its plot, traditional wooden post and rail fencing encloses the garden on the south and east side and a deep paved rear terrace spanning the rear of the property has a couple of steps up to the lawn which is bordered by established trees on the paddock side.

Tarmac at the entrance leads to a golden gravelled driveway which splits three ways providing parking away from the house, a pathway to the front door and driveway access to the side of the property. The garden is currently laid mainly to lawn and provides the scope and potential to provide a lovely project for the new owners. There is plenty of space for investing in some home grown produce and to create borders with a mix of structural and herbaceous planting that would provide colour an interest throughout the seasons.

Situation

Pylle is a tiny hamlet with a population of just 160 and lies close to the one of the area's best kept secrets, East Pennard. The village is situated conveniently just off the A37 giving you a great location to access the nearby towns of Wells and Frome as well as Bruton. Pilton is just down the road and is a very sought after village, notable for its pretty stone cottages, rolling hills and of course the Glastonbury Festival. Residents receive complimentary Glastonbury Festival Tickets.

The nearby village of Pilton is a very active village, it has numerous clubs, a playgroup, a bus to a local primary school, very smart village hall (which hosts the Post Office), playground, playing fields with clubhouse and a public house. There are many events throughout the year, but most notable is the very well attended September Pilton weekend including village flower show and fete, barn dance, tug of war, cricket match and 'fun sports day' (see www.piltonvillage.co.uk).

Nearby is the ancient city of Wells (7 miles), which is the smallest Cathedral city in England, and offers all the usual amenities that you would expect in a small-town including banks, doctors surgeries, dentists and a selection of primary schools and the excellent Blue School and Wells Cathedral school. The high street is vibrant with a small selection of the usual chain stores plus a variety of independent shops and restaurants and pubs as well as a twice weekly market and a choice of supermarkets including Waitrose, Tesco, and Morrisons. At the very heart of the city is the medieval Cathedral, Bishop's Palace and



Vicars' Close (reputed to be the oldest surviving residential street in Europe). The Wells Festivals are increasing in popularity each year with the Literary Festival now taking place over two weeks and attracting big names in the literary world, the very well attended Food Festival and many regular Arts festivals. With both the Cathedral School and the Cathedral itself there are endless opportunities for musical concerts, plus regular shows and comedy nights in the Little Theatre.

Fifteen minutes away is the fashionable small town of Bruton which has the very popular restaurant/coffee/bread shop 'At the Chapel' and the world-famous Hauser and Wirth Art Gallery.

Nearby, Frome is one of the South West's leading market towns and was featured in the Sunday Times as the best place to live in Somerset. It has become a "foodie hipster haven" due to the influx of young families, with St Catherine's hill at the centre of the artisan quarter. The town has a comprehensive choice of retail outlets and all the usual amenities. Founded in 2013, the "Frome Independent" is an award-winning independent street market that is held on the first Sunday of every month and attracts 80,000 people a year.

Bristol and Bath are within approximately an hour's drive and a mainline station with trains to London Paddington, is situated less than 6 miles away at Castle Cary. Templecombe, about half an hour's drive, offers trains directly into Waterloo, with further mainline stations at Yeovil, Bristol and Bath.

Schools

There are excellent state and independent schools in the area including a well-respected primary school in the nearby villages of West Pennard and Ditcheat. There is also the extremely sought after Wells Blue secondary school as well as Crispin School in Street and St Dunstons in Glastonbury plus Millfield Senior and Prep Schools, Wells Cathedral School, Downside School, All Hallows Preparatory School and Kings Bruton all in close proximity. The highly regarded sixth form college Strode College is located nearby at Street.

Directions

Postcode : BA4 6TE

what3words : ///internal.yield.flashing

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: B

Guide Price: £795,000

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: Private Drainage

Heating: Air Source Heat Pump

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: 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 would recommend you review the title/deeds of the property with your solicitor.

Rights and Easements: There are access rights over Harowin's land into the adjacent paddock and an easement for neighbouring access to water services

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

Coastal Erosion Risk: N/A

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: B

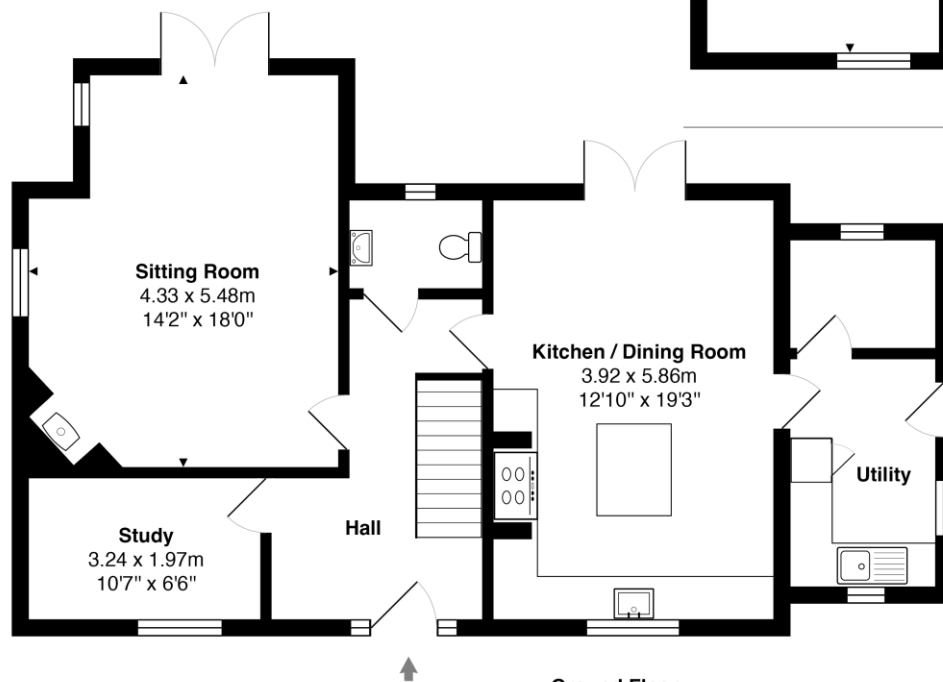
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Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating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

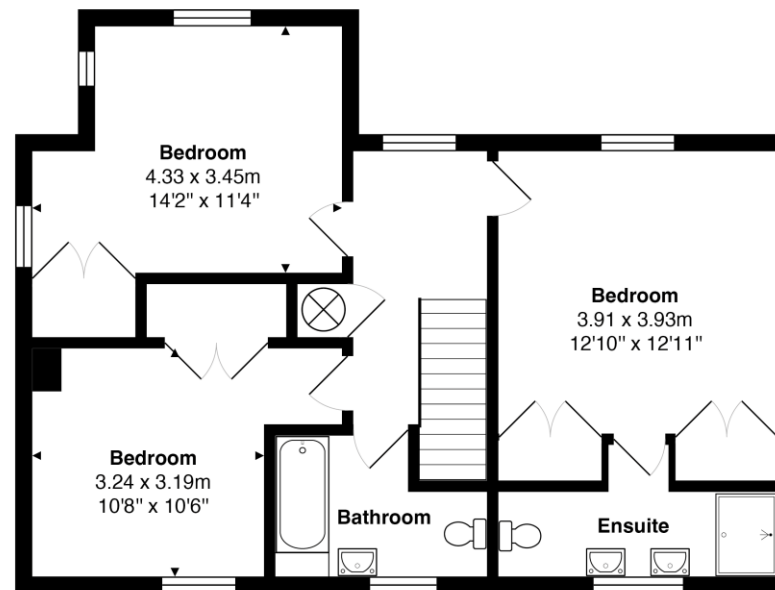


Harowin, Pylle

Approximate gross internal floor area of main building
- 146.3 m² / 1,574 ft²



Ground Floor
Area: 78.2 m² ... 841 ft²



First Floor
Area: 68.1 m² ... 733 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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