

LODESTONE



2 Church Cottages, West Lydford





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TA11 7DH

Guide Price: £695,000

4

Bedrooms

3

Bathrooms

3

Receptions

PROPERTY FEATURES

- Countryside views to the rear
- Character features throughout
- Gardens and paddock
- Desirable village location
- Private parking
- Active and friendly village community
- Farmhouse style kitchen/diner
- Garage and outbuilding





Nestled in a lovely setting within this highly desirable village, this beautifully refurbished and extended double-fronted period cottage offers an exceptional blend of historic charm and modern convenience. With picturesque views over open countryside to the rear and overlooking St Peter's Church to the front, this home is a true sanctuary for those seeking both character and comfort.

The property has been thoughtfully updated while preserving its original charm using oak flooring on the ground floor, oak-panelled doors throughout and exposed timber beams. Additional benefits include a Dorset-gravelled driveway, ample off-road parking, and a detached double garage with useful storage above.

Stepping inside, the accommodation is both spacious and well-appointed. The inviting sitting room is centred around a striking feature fireplace with an inset multi-fuel stove, enhanced by LED downlighters. A generous storage cupboard provides additional practicality and could easily serve as a small study area. The inner hall features a turning staircase leading to the first floor, complete with a convenient storage cupboard underneath. The ground floor also offers a well-appointed shower room. The superbly designed shaker style kitchen is fitted with an extensive range of cream-coloured units with wooden worktops, a central island, a traditional Butler's and integrated oven and hob. Opening from the kitchen is the impressive dining/garden room with statement French doors leading to the delightful side terrace and an additional door to the parking area.

Ascending to the first floor, a spacious landing provides access to the attic. The principal bedroom is a peaceful retreat, complete with an en-suite shower room. Three further generously proportioned bedrooms and a stylish family bathroom offer ample accommodation. This exquisite home effortlessly combines period elegance with modern comfort, making it a rare and desirable find in such a sought-after location.





Outside

Approaching the property, double wooden gates open onto an attractive gravel driveway, leading to the detached garage and a generous parking area. The front garden is elegantly laid to lawn and enclosed by fencing, providing a picturesque outlook towards the village church.

To the rear, a charming garden, laid to lawn, offers panoramic views across rolling countryside. This serene outdoor space presents endless possibilities, whether for relaxation, entertaining, or busy family living.

Situation

West Lydford is a popular and sought after village, largely constructed of stone-built period properties. The village has a church and a nearby garage with a well-stocked shop.

There are further amenities in nearby Keinton Mandeville whilst the larger regional centres of Yeovil, Sherborne and Taunton are all within easy motoring distance. Local shopping can be found in the nearby towns of Castle Cary and Bruton. The Hauser & Wirth gallery plus a variety of exceptional restaurants including At the Chapel, The Old Pharmacy, Da Costa and The Lazy Lobster are all located in Castle Cary and Bruton. The Newt "one of the most exceptional country house hotels Britain has seen" is also on the doorstep - the gardens are open to the public and allow visitors to walk in the amazing woodland and eat in the various restaurants there.

Other local attractions include Stourhead Gardens, Babington House, (Soho House's country mansion) and Longleat Safari Park.

For further shopping and recreational activities, Bath, Bristol, Wells and Yeovil 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 Bruton/Castle Cary just 6 miles away to London Paddington (approx. 2 hours) and the new train to Waterloo. Airports in Bristol and Exeter offer connections within the UK, Europe and beyond.

Directions

Postcode: TA11 7DH

What3words: ///seabirds.catching.lawfully – Front door.

Viewing by appointment



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: Band D

Guide Price: £695,000

Tenure: Freehold

PART B

Property Type: Terraced 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 Electricity

Water Supply: Mains Supply

Sewerage: Mains Drainage

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: Private parking and garage.

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: The vendor is not aware of any restrictions. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

Rights and Easements: Shared access road with church to the Parish Hall

Flood Risk: Very low risk of any flooding.

Coastal Erosion Risk: N/A

Planning Permission: N/A

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

Energy Performance Certificate: TBC

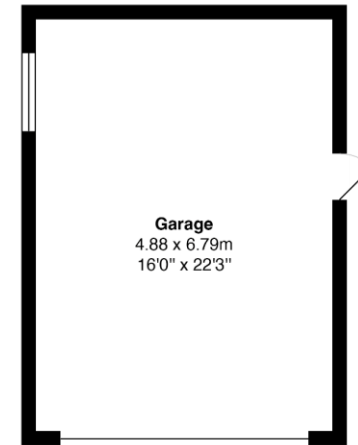
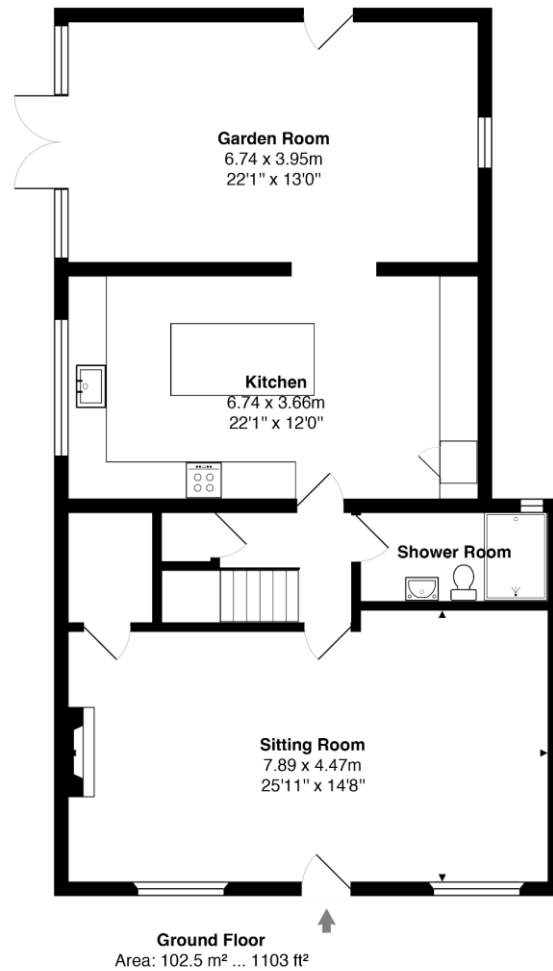
No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot 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.

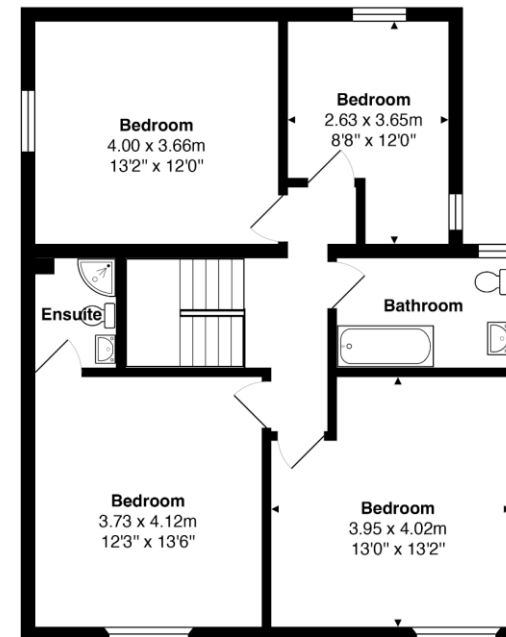


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Approximate gross internal floor area of main building - 176.7 m² / 1,902 ft²



Area: 33.1 m² ... 357 ft²



First Floor
Area: 74.2 m² ... 799 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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