

# LODESTONE



*1 Rookery Farm Cottages, Lottisham*





# 1 Rookery Farm Cottages, Lottisham

BA6 8PF

Guide Price: £375,000

3   
Bedrooms

1   
Bathrooms

2   
Receptions

## PROPERTY FEATURES

- Characterful cottage
- Delightful landscaped garden
- Solar panels
- Ample parking available
- Semi-rural location
- Outbuilding currently used as studio space
- Well connected to village amenities





Brimming with character, comfort, and natural charm, this home offers a unique blend of rustic elegance and modern convenience—perfect for those seeking a lifestyle immersed in both style and character features.

Stepping through the front door of 1 Rookery Farm Cottages, an inviting entrance hall/boot room flows wonderfully into the main living area of the property. The kitchen unfolds as a spacious, light-filled hub, thoughtfully designed for both everyday family living and entertaining. With generous cabinetry, an electric oven and hob, and dedicated space for a dishwasher and under-counter fridge, it marries practicality with timeless style. A breakfast bar provides an additional prep area and a relaxed spot for casual meals or morning coffee.

Adjoining the kitchen, the cosy sitting room offers a warm and welcoming ambience, featuring a striking exposed brick wall and a log-burning stove—perfect for quiet evenings in. Back in the boot room, there's additional storage for coats, boots, and outdoor essentials, along with a convenient downstairs cloakroom and direct access to the rear parking area.

The first floor presents three generously sized double bedrooms, each offering comfort and charm. The principal bedroom is a standout, showcasing an original exposed Blue Lias stone wall and dual-aspect windows framing idyllic countryside views.

The spacious family bathroom combines function and indulgence, featuring a freestanding bathtub, perfect for a luxurious soak.





## Outside

This home's appeal extends to its outdoor spaces. The landscaped garden is a wonderful space, complete with a pergola-covered seating area ideal for morning tea or an evening drink.

A winding path leads past vibrant flower beds to a pond, home to Great Crested Newts, and a variety of inviting seating nooks nestled among mature plantings. It's a setting designed for quiet contemplation, family fun, or alfresco entertaining.

Tucked within the garden is a charming, stone-built outbuilding—fully restored, wired, and plumbed, offering an inspiring and private space for home working, creative projects, or simple children's playroom.

## Situation

Lottisham is a small hamlet close to the popular and sought after village of West Lydford with its pretty church, garage and well-stocked shop.

Further amenities can be found 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. Clarks village, a hub for many outlet stores is 15 minutes away from Lottisham.

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: BA6 8PF

What3words: ///holly.vitamins.armrests

**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 Council

**Council Tax Band:** C

**Guide Price:** £375,000

**Tenure:** Freehold

### PART B

**Property Type:** End of terrace 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 – solar panels are also present at the property.

**Water Supply:** Mains water

**Sewerage:** Private drainage

**Heating:** Electric storage heating and log burner

**Broadband:** Fibre to the premises.

**Mobile Signal/Coverage:** Please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**Parking:** Off-Street 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're 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:** There is a shared driveway with two other cottages who have legal right over the driveway past 1 Rooker Farm Cottages.

**Flood Risk:** Chance of flooding is between very low and low.

**Coastal Erosion Risk:** N/A

**Planning Permission:** N/A

**Accessibility/Adaptations:** N/A

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

**Energy Performance Certificate:** D 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.

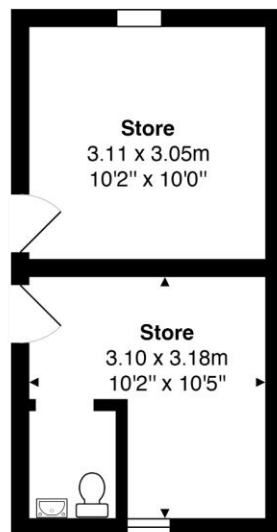
Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you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



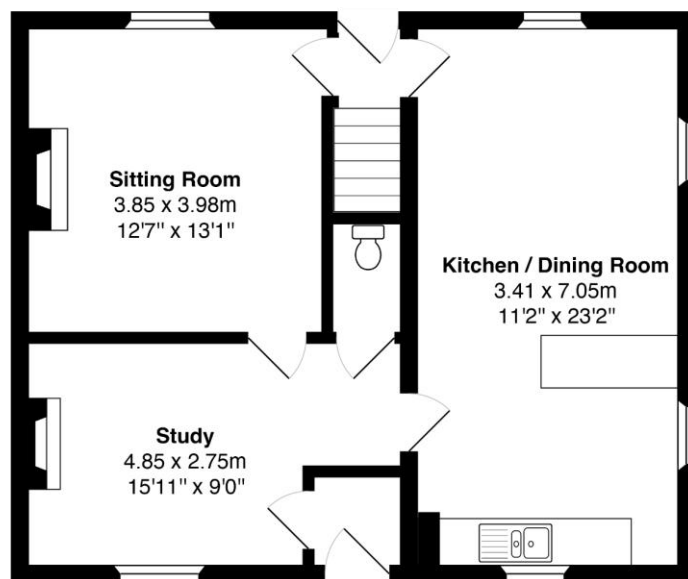
# 1 Rookery Farm Cottages, Lottisham



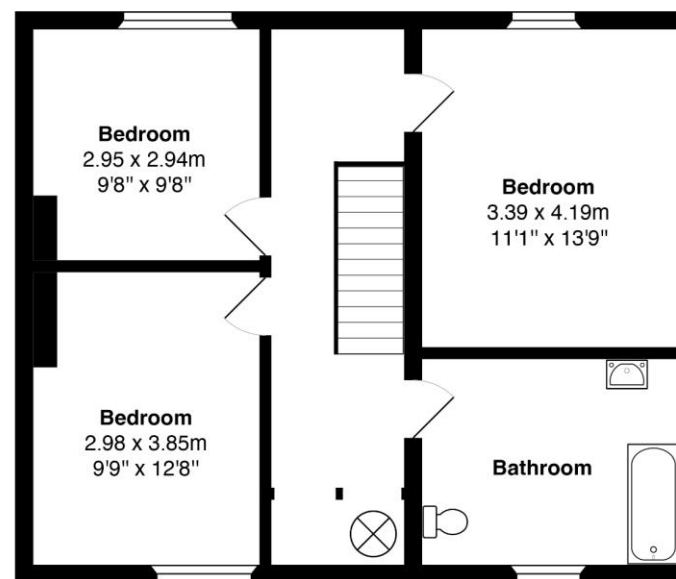
Approximate gross internal floor area of main building  
- 120.3 m<sup>2</sup> / 1,295 ft<sup>2</sup>



Area: 20.1 m<sup>2</sup> ... 216 ft<sup>2</sup>



**Ground Floor**  
Area: 60.2 m<sup>2</sup> ... 648 ft<sup>2</sup>



**First Floor**  
Area: 60.1 m<sup>2</sup> ... 647 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.

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