

LODESTONE



Lyas Cottage, Keinton Mandeville





Lyas Cottage, Keinton Mandeville

TA11 6EG

Guide Price: £450,000

4

Bedrooms

2

Bathrooms

3

Receptions

PROPERTY FEATURES

- Characterful detached house in popular village
- Under floor heating on both the ground floor and 1st floor.
- Off road parking
- Master bedroom en suite
- Enclosed side and rear garden
- Well equipped kitchen with built in gas range cooker and vaulted ceiling
- Family sitting room with open fireplace
- Walking distance to all facilities in this active, community led village.





Nestled in the heart of the vibrant village of Keinton Mandeville, Lyas Cottage is a beautifully presented detached family home offering versatile living across three thoughtfully designed floors. Sold with no onward chain, this delightful property seamlessly blends character with modern functionality, comfort and space.

The front door opens into a charming entrance hall, where an elegant oak staircase rises ahead, and a beautifully laid stone floor guides you seamlessly into the main living space. The heart of the home is the generous kitchen and breakfast room, featuring a gas-fired range cooker and ample space for additional appliances. Exposed red brick and oak beams, give this room a wonderful feeling of character.

French doors open onto a beautifully enclosed garden which is perfect for family living or quiet afternoons outdoors. The sitting room is a wonderfully sized room with the stone fireplace being the focal point of the room and a great feature for cooler nights. Adjacent to the kitchen, a sizeable utility room provides practical space with plumbing for a washer and dryer, while a ground-floor cloakroom adds convenience.

Flexibility is key at Lyas Cottage. The ground floor also includes a room ideal as a fifth bedroom, playroom, or snug, alongside a separate space previously used as a home office—perfect for remote working. Underfloor heating throughout the ground and first floors ensures year-round comfort. Upstairs, the first floor hosts a stunning master bedroom which is brimming with character and benefits from an en-suite bathroom and large built-in wardrobes. Two additional bedrooms, and a large family bathroom complete the first-floor accommodation. A fourth double bedroom crowns the second floor, offering peace and privacy.





Outside

Lyas Cottage enjoys a wonderful position in the village and benefits from off-road parking for three cars and an enclosed rear garden, making it ideal for families and outdoor enjoyment. The rear garden is laid mainly to lawn with the footings in place for a garden shed. A patio area, with doors opening into the kitchen/breakfast room, provides a wonderful space for entertaining or outdoor family meals.

Flower beds framing the rear garden offer a wonderful opportunity for green-fingered enthusiasts to indulge their passion for gardening.

Situation

Keinton Mandeville sits midway between the market towns of Somerton to the West, and Castle Cary to the East, the origins of the village date back to the Roman times and its popularity grew both because of the local "Blue Lias" stone and being situated on the old coach route from London to the South West. The Church of St. Mary Magdalene dates from the 13th century.

Today the village has a population of around 1,000 people with its own primary school, a local shop "The Keinton Stores" and local pub "The Quarry Inn". Somerton is just a few minutes away which is a picturesque town, originally the county town of Somerset and before that, possibly the capital of Wessex. It offers all the usual amenities of a market town, bars/restaurants as well as a small supermarket.

Additional 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.

There are good transport links to London and the South west via the A303. Castle Cary railway station, offers an excellent direct rail service to London in less than two hours.

Bristol airport can be reached in less than an hour and Bath and Bristol are both within an hours drive. There are also excellent facilities at the larger regional centres of Yeovil, Sherborne and Taunton.

Many of the area's best known independent schools are within easy commuting distance including Millfield, Kings Bruton, Wells Cathedral School, Downside, Hazlegrove and All Hallows. In addition to the local state primary school there is a state secondary school at Ansford and the very popular Sexeys School in Bruton.

Directions

Postcode: TA11 6EG

What3words: ///discusses.humidity.tram

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: F

Guide Price: £450,000

Tenure: Freehold

PART B

Property Type: Detached 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 Water

Sewerage: Mains Drainage

Heating: Gas fired central heating. Underfloor heating to ground floor and first floor.

Broadband: Fibre is present at the property.

Mobile Signal/Coverage: Please refer to Ofcom website.

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

Parking: Off Street Parking available.

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

Flood Risk: Very Low Risk of flooding from either surface water or rivers and seas.

Coastal Erosion Risk: N/A

Planning Permission: N/A

Accessibility/Adaptations: N/A

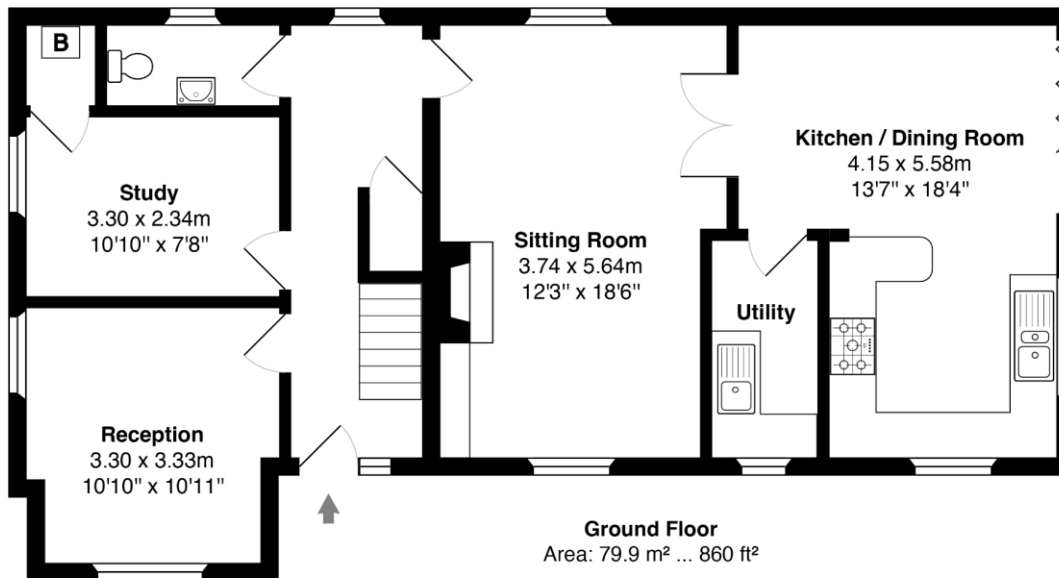
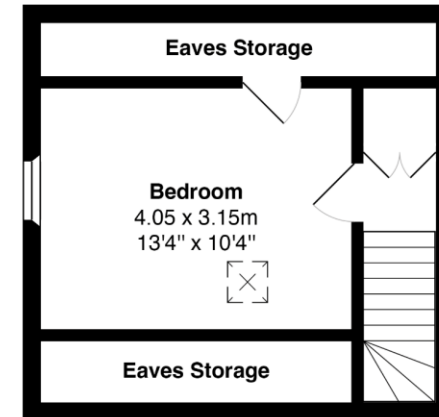
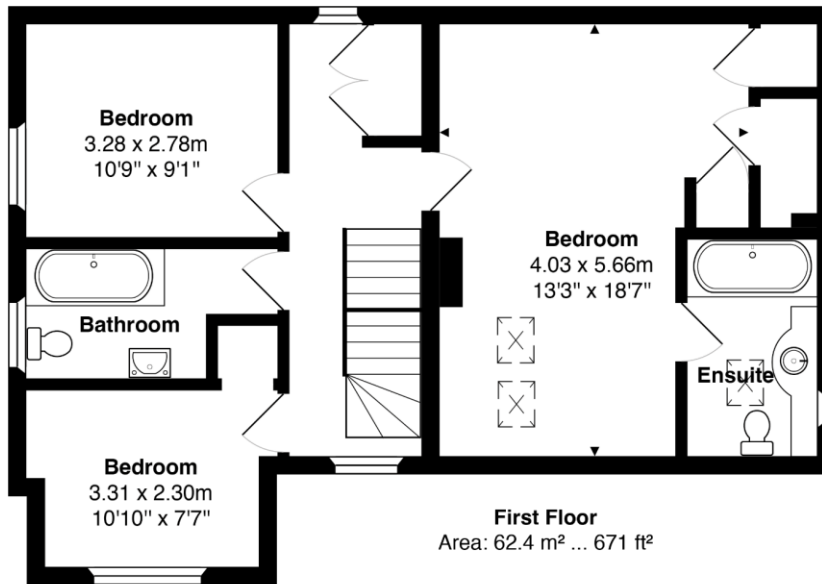
Coalfield Or Mining Area: N/A

Energy Performance Certificate: C 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.





Lyas Cottage, Keinton Mandeville



Approximate gross internal floor area of
main building - 167.9 m² / 1,806 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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