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Moorhouse

Butleigh Wootton BA6 8TS

- Stylish period house in glorious rural location close to Butleigh and Millfield School
- Magnificent kitchen/dining room fitted by Neptune in 2021
- Triple aspect sitting room
- 5 bedrooms
- 2 bath/shower rooms
- Excellent rural views
- Beautifully presented accommodation
- Delightful gardens



Situated in the heart of the glorious Somerset countryside, Moorhouse is a handsome stone built property that offers the rare opportunity to purchase a period property that has been extensively and expertly renovated and refurbished. Situated within a charming sunny garden it offers a wonderful family home that is ready to move into and enjoy. The date stone on the property, which was originally two attached cottages, is 1867 and there is evidence of this history within the home including stone mullion windows which are distinctive and charming.

As you enter the property, off the light and spacious entrance hall, there is a cleverly placed downstairs bedroom with ensuite shower room. This would provide ideal accommodation for a relative who needed to be based on the ground floor or to accommodate guests. On from the hallway to the right a beautiful triple aspect living room features attractive lime stone flooring and a feature ham stone fireplace where a woodburning stove warms the room during cooler months. Flowing on from the living room a fabulous bespoke kitchen by British interiors brand Neptune exudes quality and style while the dark blue four oven Aga punctuates the room. There is an excellent range of cupboards and drawers with feature bespoke tiling that has been handmade by our client. As you would expect in a kitchen of this standard everything that you might need is here including an induction hob, AEG oven, fridge and dishwasher. Within this spacious room there is plenty of room for a large dining table making entertaining a breeze. This room is perfect for absorbing the ebb and flow of busy family life. The practicalities are catered for just adjacent to the kitchen where there is a utility room and a stable door leads out to a terrace area for enjoying alfresco dining.

On the first floor are 3 good sized double bedrooms, and a family bathroom. From bedroom 3 there is a staircase leading to bedroom 4, this would make an ideal bedroom for two children to share or as a bedroom on the higher level and dressing room below. Moorhouse has many excellent features including limestone flooring to most rooms on the ground floor except 5th bedroom which has oak floorboards, kitchen fitted by Neptune, double glazed widows with stone lintels and oil fired central heating.





Outside

Gravelled parking/turning area with adjacent store. The gardens are a total delight and include a paved terrace for alfresco dining on hot summer evenings, extensive lawns and well stocked borders, a kitchen garden and mature trees and hedging for privacy. To the front there is raised hedging with iron railings.

Situation

Butleigh is surrounded by rural countryside, farmland and wooded hills with a myriad of footpaths over many miles for great country walks straight from the house. This popular village has a thriving shop and post office, an excellent pub, primary school and nursery and a very active cricket club. Recently there has been a "Heritage Trail" retelling the history of the old properties within the village and all the stories that they have to offer. <http://www.butleighvillage.co.uk/>.

For shopping, "Clark's village" in Street offers a wealth of retail opportunities with more shopping and local amenities to be found in nearby Glastonbury, Somerton, Wells and Castle Cary. For further shopping and recreational activities, Bath, Bristol, 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 South west. 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. Nearby Glastonbury is a town that 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 most 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. It is one of the few towns that has managed to shun many of the main chain stores whilst still providing all the necessary shops, restaurants, cafes, doctors, pharmacies, dentists, a wealth of clubs and sporting facilities and supermarkets. Equally close is



the picturesque town of Somerton, originally the county town of Somerset and before that, possibly the capital of Wessex. Its focal point is the wide 17th Century Market Square with a Buttercross in the centre. The parish church, dedicated to St. Michael, is quite plain externally but contains one of the finest wooden roofs in the county carved by the monks at Muchelney Abbey. Somerton offers all the usual amenities of a market town and has a small independent supermarket and restaurants.

Schools

Local independent schools include Millfield just 5 mins away, with Wells Cathedral School, All Hallows and Hazlegrove prep schools and the various Bruton schools all within easy distance. State schools include St. Dunstan's, Wells Blue and nearby Strode College

Services – mains electricity, water and drainage.

Oil fired central heating.

Local Authority - Mendip District Council. Council Tax Band E



EPC - E

Tenure – Freehold

Directions - BA6 8TS

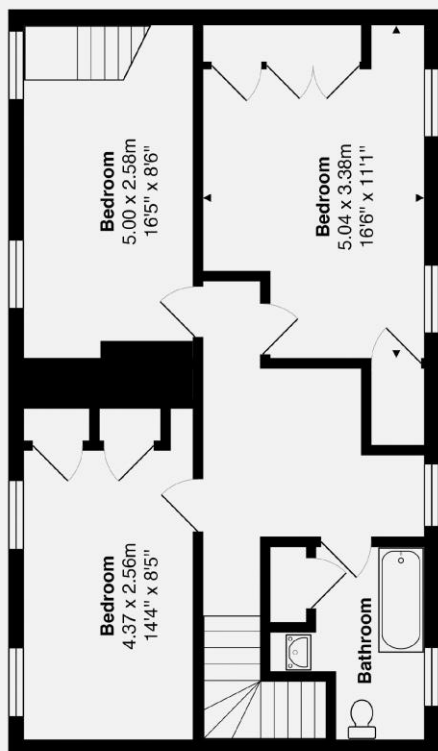
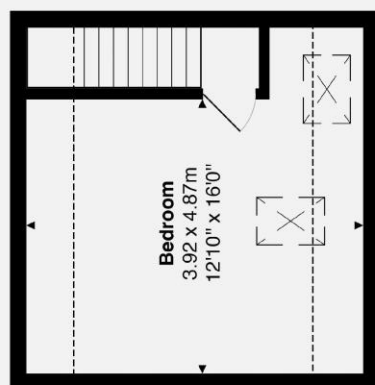
Proceed out of Baltonsborough on Church St and you will find Moorhouse on your right hand side.
What3words - crumble.manly.increased

Viewing by appointment

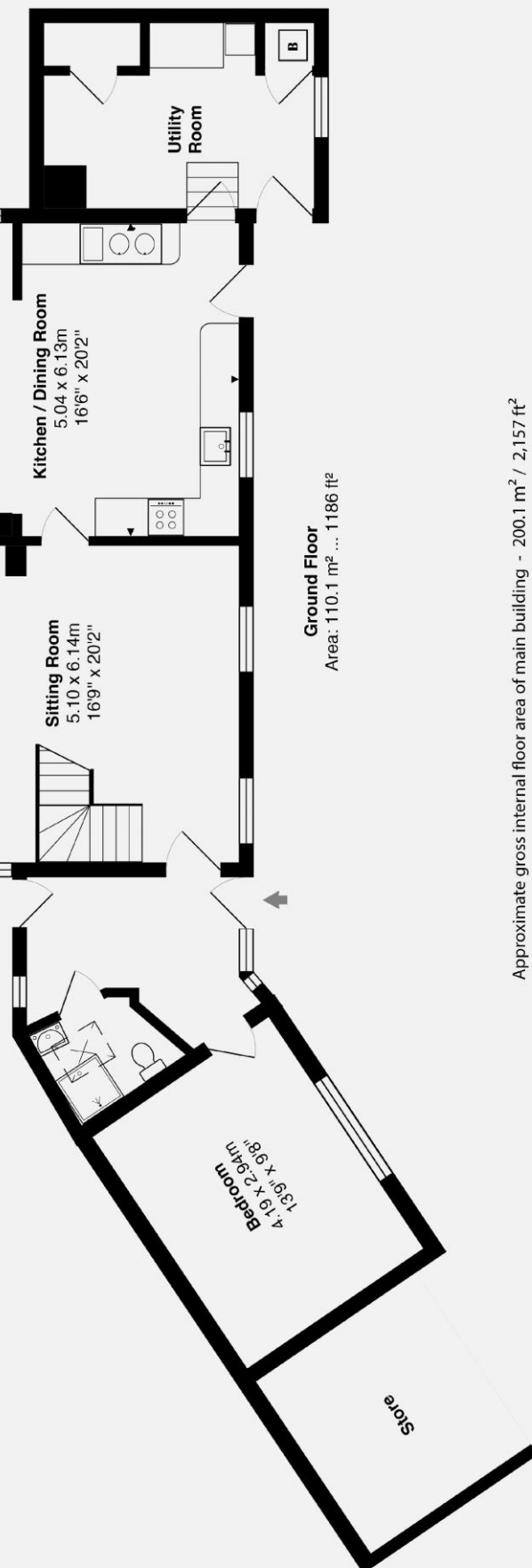
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Moorhouse, Butleigh Wootton



Approximate gross internal floor area of main building - 200.1 m² / 2,157 ft²

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