

LODESTONE



Ashwick House, West Pennard





Ashwick House, West Pennard

BA6 8NN

Guide Price: £1,075,000

5 
Bedrooms

3 
Bathrooms

3 
Receptions

PROPERTY FEATURES

- A charming Grade II listed period house in this ever popular village
- Stunning triple aspect living room
- Elegant period features
- Converted coach house
- Family breakfast room and formal dining room
- Master bedroom suite
- Four further bedrooms
- Stylish family bathroom
- Beautiful landscaped gardens approaching c.0.75 acre





This very attractive period house comes to the market for the first time in over twenty years, which is testament to the fabulous family home that it has provided the current owner. Semi-detached and overlooking open countryside to the rear, it offers elegant family accommodation with the added benefit of a self-contained converted Coach House, all within bespoke designed and planted gardens. Grade II listed Ashwick House dates from the early 19th century with original period features providing glimpses into its past.

A beautiful original decorative tiled entrance hall greets visitors arriving at the front door from where a beautiful double aspect reception room combines a wide elm boarded sitting room flowing into an elegant living room. These rooms are light and well-appointed with the sitting room featuring a cast iron fireplace nestled between matching bookshelves with cupboards under. The option exists to close these two rooms off to one another via folding doors but as a combined room this is a wonderful space for entertaining and family living. Double doors lead out to the garden at the side of the property and large sash windows, ceiling roses and cornicing provide historic style and elegance.



Returning to the entrance hall two further interconnected reception rooms provide a light and charming breakfast room with a brick inglenook fireplace and stove nodding to the past and from where a more formal dining room leads off with a door returning to the entrance hall. A stylish contemporary kitchen lies adjacent to the breakfast room and overlooks the terrace and garden with a doorway out making dining al fresco or nipping out into the garden with a coffee very convenient. Everything that you would expect to find is provided for within the kitchen, including a Smeg range gas oven, granite topped worktops and pantry. The practicalities are catered for with a utility room which houses the boiler.





A beautiful sixteen pane window overlooking the rear garden and countryside beyond makes the stairwell and landing to the first floor super light and from here three double bedrooms, one with an ensuite shower room and a smaller single room lead off complemented by a stylish family bathroom. Stairs rise to a second floor where there is a gorgeous master suite that has been cleverly incorporated into the attic space. A roof lantern makes this room gorgeously light and there are far reaching countryside views.

Coach House

Situated within the rear garden the original coach house to the property has been converted into a stylish open plan annex. Perfect for allowing guests their own space or accommodating young adult children. A mezzanine level provides bedroom space whilst the flagstone ground floor provides a sitting room and shower room. Double doors open out onto a lovely vine clad pergola.



Outside

The property is approached via a gravelled driveway, with a very pretty par terre with box hedging, a variety of roses and fruit trees. The driveway provides ample space for parking.

The rear garden which is divided into garden rooms is a particular feature and enjoys a good deal of privacy and is mainly laid to lawn with a variety of young and mature trees, shrubs, pergola with vine and gravelled and paved areas.

The bottom of the gardens there is a small orchard which adjoins open farmland providing far reaching rural views and views of the Tor. This stunning garden provides many areas to sit and enjoy a drink, a meal or just a good book or peaceful retreat.



Situation

The popular village of West Pennard is surrounded by beautiful countryside near Glastonbury and Wells. It is an active village with an excellent primary school, a village hall and popular pub (The Lion).

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 over the next 1000 years evolved into one of England's wealthiest and influential Abbeys. The magnificent Glastonbury Abbey ruins and Glastonbury famous Tor attract many tourists, ensuring that it remains a thriving town well served by markets and a huge range of festivities. The town is unusual in that it 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.

Just 8 miles from West Pennard is Wells, which is the smallest city in England. Its centre is the Market Place (local markets twice a week) surrounded by many medieval buildings including the Cathedral and moated Bishops Palace. Local supermarkets include Waitrose and Tesco. The larger towns of Bath, Bristol and Yeovil are all within easy commuting distance. The trendy towns of Bruton and Frome are both within a half hour drive too. The train station at Castle Cary is less than 10 miles away and has direct links to London.

Schools

There are excellent local schools including West Pennard's own Primary School and the highly regarded Strode College Sixth Form College. Independent schools include Millfield (prep school is only 5 minutes away), Wells Cathedral School, Downside, All Hallows and the Bruton schools.

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: £1,075,000

Tenure: Freehold

PART B

Property Type: Semi-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 electricity

Water Supply: Mains water

Sewerage: Mains drainage

Heating: Oil fired central heating

Broadband: The current owner has a BT line which has a download speed of 58 mb/s

Mobile Signal/Coverage: Please refer to Ofcom website.

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

Parking: Off Street Private 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: The property is Grade II Listed so some restrictions on construction work may apply. We recommend that you take your solicitors advice on this matter.

Rights and Easements: We're not aware of any other 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

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

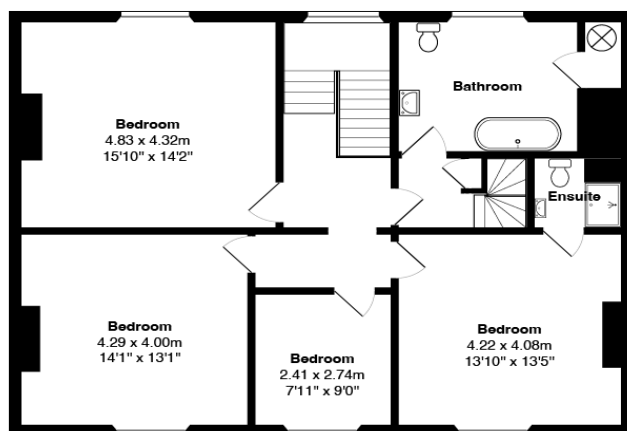
Coalfield Or Mining Area: N/A

Energy Performance Certificate: N/A due to Grade II listing.

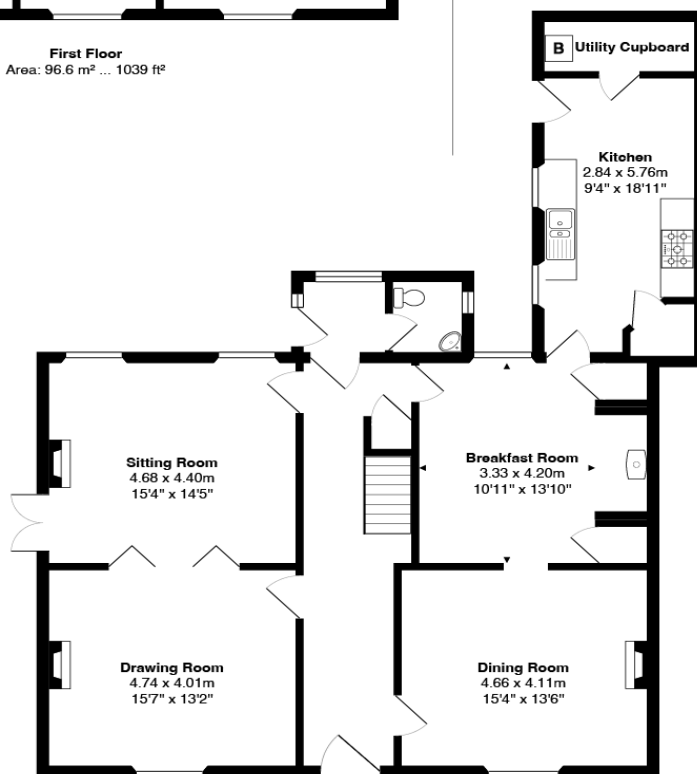
No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot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

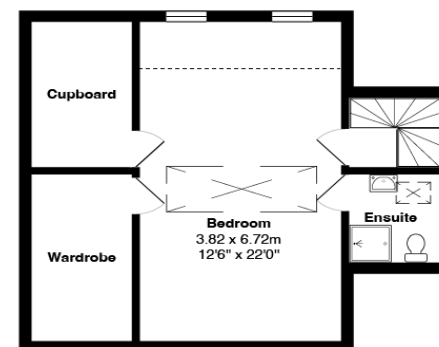




First Floor
Area: 96.6 m² ... 1039 ft²

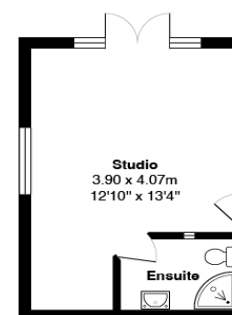


Ground Floor
Area: 121.7 m² ... 1310 ft²



Second Floor
Area: 46.0 m² ... 496 ft²

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Ground Floor
Area: 21.4 m² ... 231 ft²



First Floor
Area: 6.4 m² ... 69 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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