

LODESTONE



The Old School House, Kingweston





The Old School House, Kingweston

TA11 6BD

Guide Price: £1,150,000

4

Bedrooms

3

Bathrooms

2

Receptions

PROPERTY FEATURES

- Grade II listed former School House
- Separate one bedroom guest studio
- Recent detailed renovation
- Stylish combination of traditional and contemporary
- Beautiful carefully designed garden
- Main bedroom with en-suite
- Far reaching countryside views
- Millfield School very close by





The Old School House in historic Kingweston offers a unique and very appealing blend of historical charm, a dash of quirky style and the reassurance of a recent and detailed renovation. The beautiful private garden sits within this tranquil and picturesque location balancing perfectly with the accommodation.

Nestled across the courtyard at the rear, is a lovely wooden clad guest studio, adding a fourth bedroom to the three in the main house. The origins of the grade II listed Old School House date back to the 18th Century when it was constructed in 1707 from the local blue lias stone that we see today and provided a charity school which eventually closed in the 1890's. From the charming porch the atmospheric entrance hall is wide and welcoming, clad with distinctive wallpaper designed by Adam Calkin for Morris and Wood. From here the eye is drawn through the house to the light filled open plan kitchen/dining room and to the garden beyond. The two main reception rooms both enjoy a double aspect with the main sitting room to the left featuring an open fire with stone lintel above and exposed ceiling beam. The symmetry, size and light of this room make it a wonderful spot for family and friends to gather round the fire and it lends itself well to a configuration of furniture to suit a large or smaller gathering. Across the hall, the second reception room currently used as a study enjoys Crittall style double doors to the Southwest facing terrace and bespoke custom-made cupboards line the right-hand wall. From both these rooms pretty lattice windows look out over the front garden of the property to open farmland beyond. A wonderfully harmonised kitchen/dining room with utility room off, is bright and spacious with Crittall style glass panels and doors and a roof lantern flooding the room with light and connecting the space to the outside. A stylish range of wall and floor cabinets ensure that there is plenty of storage and space to prepare meals. A smart downstairs WC and oak flooring with underfloor heating throughout complete the ground floor.

Stairs lead up from the kitchen to the first floor where three charming bedrooms have a traditional feel and are joined by a family bathroom. The two larger bedrooms look out over the front of the property and enjoy far reaching countryside views and built in wardrobe space, with the largest main bedroom having an en-suite shower room and recessed shelving. The family bathroom features a free-standing bathtub that sits in front of a gorgeous accent wall of Moroccan tiles. Across the courtyard a Guest studio provides a contemporary style fourth bedroom with ensuite shower room and a large cupboard that would be perfect as a kitchenette to conceal appliances for the provision of basic drinks and cooking.





In the apartment guests can enjoy a degree of self-sufficiency before heading across the courtyard to join the main house, and with a pedestrian gate at the side of the house allowing separate access to the apartment, there is scope here too for paid guests. The apartment enjoys electric underfloor heating. The Old School House is a real gem and offers a unique opportunity to live in a stylish period property that feels expansive but equally is easy to maintain. We strongly recommend viewing to appreciate all that is on offer here.

Outside

From the quiet rural lane a low stone wall encloses the front garden with a lavender hedge bordering the path that leads to the front entrance porch. The front garden is laid mainly to lawn with a separate gateway off to the right giving access to the parking and a gateway through to the mainly south facing rear garden. At the rear the garden has been beautifully designed with the current owner acquiring an additional segment of land to increase the scope of the outside space. Designed with the same thoughtful attention to style and enjoyment as the house, the garden comprises areas of gently curving lawns framed by beds that have been planted with a combination of structural plants and herbaceous ones that ebb and flow with the seasons to provide colour and textural interest. A seating area in the far corner, protected by a planted Pergola, provides a sheltered spot to sit and enjoy the peaceful surroundings.

Situation

Situated three miles north-east of Somerton Kingweston is a peaceful agricultural village with a striking church and well renowned farm shop where customers are always met with a very warm welcome. With properties constructed mainly from the local blue lias stone the village is quaint and appealing. Within easy reach from The Old School House are many of south Somerset's most popular go to destinations.

Somerton – 3 miles 8 minutes by car. With a historical marketplace at its heart, Somerton is classically Somerset having given its name to the county and in around 900 it is believed to have been the capital of Wessex. It is a thriving market town with a weekly market having been held here since the Middle Ages. There is a range of appealing independent shops including artisan Chocolate maker 'Craft House Chocolate' and award winning 'Rocket68 shop and studio' for greetings cards and prints that are designed and illustrated there in the studio; the products are also sold in Harrods. The White Hart serves outstanding local food, with boutique accommodation also available and Buttercross



Tearooms is a cosy spot to enjoy a quick bowl of soup with home-made bread.
<https://discoversomerton.co.uk/>

Bruton – 12 miles 25 minutes by car. Bruton has a special character, independent shops, terraced streets of historic houses and fine places to dine all sit closely together with tracts of rolling hills surrounding. Accessibility is easy from London arriving at Castle Cary station by train or the A303 by car and this has helped fuel Bruton's cosmopolitan uprising. There are now several highly rated restaurants including 'At the Chapel' 'Osip' and 'The Old Pharmacy' and some highly regarded schools within the town give charming Bruton a Collegiate flavour. The Hauser and Wirth gallery installed in a restored farm just outside the town has constantly changing exhibitions and a beautiful garden designed by Piet Oudolf.

Castle Cary – 10 miles 20 minutes by car. Castle Cary - 8.5 miles 18 minutes by car is a small, attractive country town on the edge of rolling countryside between the Somerset levels to the west and Penselwood ridgeline to the east. The main Paddington to Penzance railway line runs about a mile to the north, if you're catching a train, (London-Paddington is www.lodestoneproperty.co.uk 1hr 32 minutes) there's a grab and go option at the newly refurbished Station Café, The Creamery, or a lovely brunch / lunch menu if just visiting. Castle Cary is well known for its high-quality independent shops, delicatessens, cafes and restaurants with Tuesday being market day when fish, bread and organic vegetables are sold on the cobbles in front of the Market House.

Street – 5 miles 12 minutes by car. Close by is the town of Street where there is a good range of high street shops, cafes and restaurants as well as the well-known Clarks Village Outlet. Street has two swimming pools, one to be found at the Sports Centre and the hugely popular outdoor Lido on the High Street with its lovely grassy areas for picnics. Strode Theatre offers excellent live performances as well as films and exhibitions. Supermarkets, Sainsbury's and Lidl.

Glastonbury – 6 miles 16 minutes by car. The nearby town of Glastonbury 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 influential Abbeys. The magnificent Glastonbury Abbey ruins and the famous Glastonbury Tor attract tourists to the town. Supermarkets include Tesco's, Morrison's and Aldi. Bath, Bristol, Taunton and Yeovil are all within about an hour's drive.

Schools - Local independent schools include Millfield prep and senior (very close by), Wells Cathedral School prep and senior, All Hallows and Hazlegrove prep schools and the various Bruton schools. State schools include St. Dunstan's, Crispin, Wells Blue school and nearby Strode College.

Viewings Strictly by appointment only

Directions

Postcode: TA11 6BD

what3words: codes.conjured.redeemed

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: £1,150,000

Tenure: Freehold

PART B

Property Type: 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

Water Supply: Mains

Sewerage: Private 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: For up to three cars

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 are not aware of any significant/material restrictions, but we would recommend you review the title/deeds of the property with your solicitor.

Rights and Easements: We are not aware of any other significant/material restrictions or rights, but we would 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

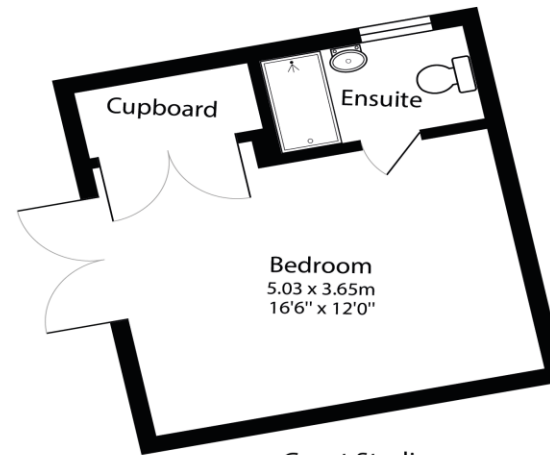
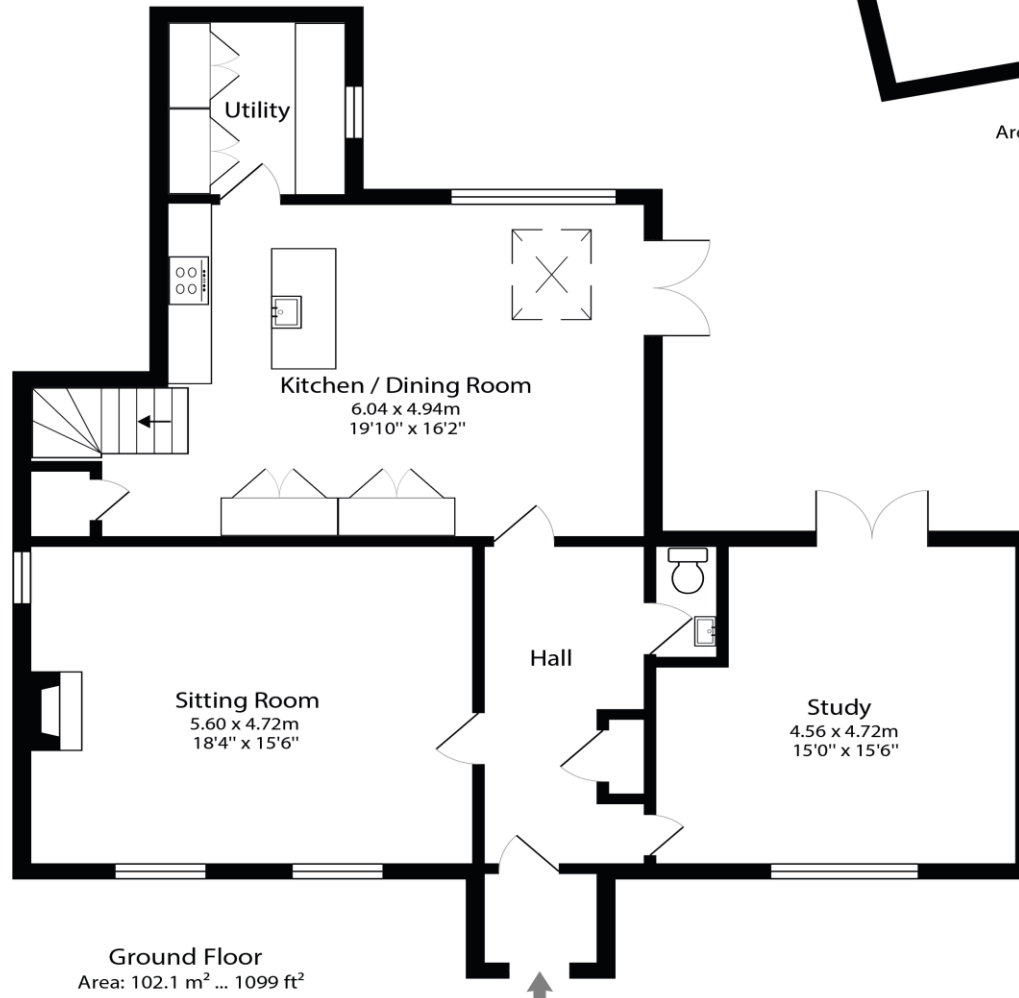
Energy Performance Certificate: N/A Listed Building

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.

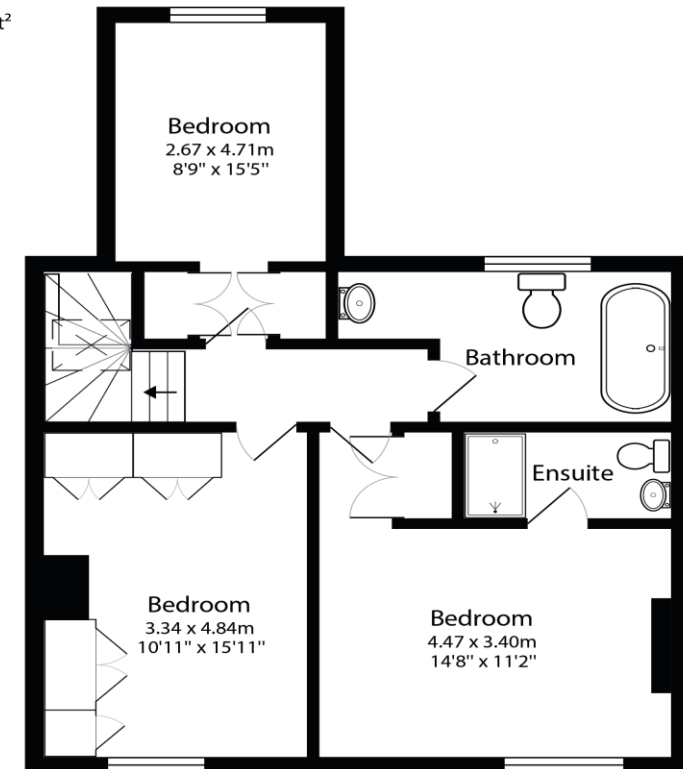
Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you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

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Approximate gross internal floor area
- 196 m² / 2,107 ft²



Guest Studio
Area: 26.2 m² ... 283 ft²



First Floor
Area: 67.5 m² ... 727 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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