

# LODESTONE



*1 East Farm Cottages, Charlton Adam*









# 1 East Farm Cottages, Charlton Adam

TA11 7AU

Guide Price: £395,000

3   
Bedrooms

1   
Bathrooms

2   
Receptions

## PROPERTY FEATURES

- Fully renovated character cottage
- 3 bedrooms
- Spacious kitchen dining living room
- Traditional features with a contemporary touch
- EPC Rating C
- Popular Somerset village
- Gorgeous master bedroom
- Large family bathroom









1, East Farm Cottages in Charlton Adam, lies approximately four miles from Somerton and is a wonderfully atmospheric semi-detached character cottage that has been lovingly renovated by the current owner.

This is a perfect spot to enjoy the peace and quiet of one of the very popular South Somerset Charlton villages, with the ease of transport links close by. The Cottage is constructed of the distinctive Blue Lias stone that Somerset is famous for and combines all the gorgeous charm of a cottage with spacious rooms that give an expansive feel.

A gate leads off the country lane to the symmetrical front façade and stable door that leads inside. A well-proportioned living space greets, spanning the width of the property and radiating style and character with a Shaker style kitchen at one end and living/dining area at the other. A wood burning stove set into an exposed stone fireplace warms the room in cooler months. There is plenty of room for a large dining table and comfy sofas and chairs which makes this room a lovely spot for absorbing and entertaining family and friends.

Wooden flooring is carried though this entire space while off the kitchen a smaller sitting room features original flagstones and provides a perfect additional reception space. A distinctive oak lintel surround houses a second wood burning stove and the feel here is rustic and cosy with a door out to the garden. A large walk-in larder cupboard currently houses the washing machine with there being potential here to add a downstairs WC, while opposite, an understairs storage cupboard completes the ground floor.

Rising to the first floor an exposed stone wall sits perfectly with the focus on natural materials and textural layers that define this lovely Cottage.











The first-floor features rooms that have been opened to the roof, exposing handsome A frames and providing a great sense of space. A superb main bedroom features a distinctive feature wall that frames the window to the rear garden and gives the room a dash of contemporary style, whilst an original fireplace with Blue Lias stone lintel, whispers of times gone by. A second good sized double room enjoys ample natural light and benefits from extended views across the village. A smaller rear facing single room which is currently being used as an office, completes the bedroom accommodation. A beautiful large family bathroom serves these rooms with a stylish free-standing bath and separate large shower. In keeping with the superb attention to detail the sink has been fitted into a beautiful Welsh Oak unit.

#### Outside

From the sitting room at the rear there is a door to a patio area and garden beyond which is currently laid mainly to lawn with a path leading to the garage and parking. The west facing rear garden is perfect for enjoying evening drinks and eating outside in the warmer months. The garden is well screened from the lane with smart, recently erected solid wood fencing, and on the neighbouring side a combination of fencing and trellis. The Cottage benefits from parking for two cars comfortably and a small garage.

#### Situation

Charlton Adam forms part of the parish of The Charltons. Encompassing the village of Charlton Mackrell and the smaller hamlets of West Charlton, Lytes Cary, Cary Fitzpaine and Welham, the parish boasts two churches, SS Peter and Paul and St Mary the Virgin, both within the Benefice of Somerton.

The village is home to the thriving Community Centre with extensive playing fields and tennis court and hosts a wide variety of clubs and activities including an Art Group, Badminton Club, Horticultural Society and the Giraffe House Pickleball Club. There is also the smaller village hall, The Mackrell Reading Room. Nearby Lytes Cary Manor is owned by the National Trust.





Charlton Mackrell has its own Church of England Primary School and preschool as well as Hallr Wood, a working forest school which also opens to the community. A larger primary school is available in Somerton and there is a choice of senior schools in Street, Langport and Castle Cary.

The popular Fox and Hounds Pub in the centre of the village is soon to be refurbished and reopened and will be a welcome addition to village life. The award-winning Red Lion Inn at Babcary and The Kingsdon Inn at Kingsdon are both within a short drive. Local shops for everyday essentials can be found in nearby Keinton Mandeville and Lydford-on-Fosse.

Charlton Adam is well connected by road and rail. The A303 to London and the Southwest is 3.4 miles away and the railway station at Castle Cary with fast trains to London Paddington (1hr 32 minutes) is a 15 minute drive. Bristol International Airport can be reached in less than an hour and the main hospital at Yeovil in 20 minutes. RNAS Yeovilton and the Fleet Air Arm Museum are within easy reach.

Somerton (4.64 miles/10 minutes by car) with an historical marketplace at its heart, 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 market days having been held here since the Middle Ages. As well as a good-sized Co-op supermarket there is a range of appealing independent shops including Cobbs Wholefoods, Stationery House, Overt Locke as well as an artisan Chocolate maker 'Craft House Chocolate'. 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 homemade bread. <https://discoversomerton.co.uk/>

Directions Postcode : TA11 7AU

What3Words: squeaks.slumped.strutting

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:** C

**Guide Price:** £395,000

**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

**Water Supply:** Mains

**Sewerage:** Mains

**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:** Parking for 2 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:** Covenant in place relating to driveway which can be removed by new owners if desired

**Rights and Easements:** Deed of easement pending, more details available from the office

**Flood Risk:** According to the following website <https://check-long-term-flood-risk.service.gov.uk/risk#> the property is at very low risk of flooding from surface water or rivers and the sea.

**Coastal Erosion Risk:** N/A

**Planning Permission:** We are not aware of any undecided planning applications that would adversely affect the property or that are visible from it, however there is a small development of 35, new build dwellings, on the outskirts of the village.

**Accessibility/Adaptations:** N/A

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

**Energy Performance Certificate:** C

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.



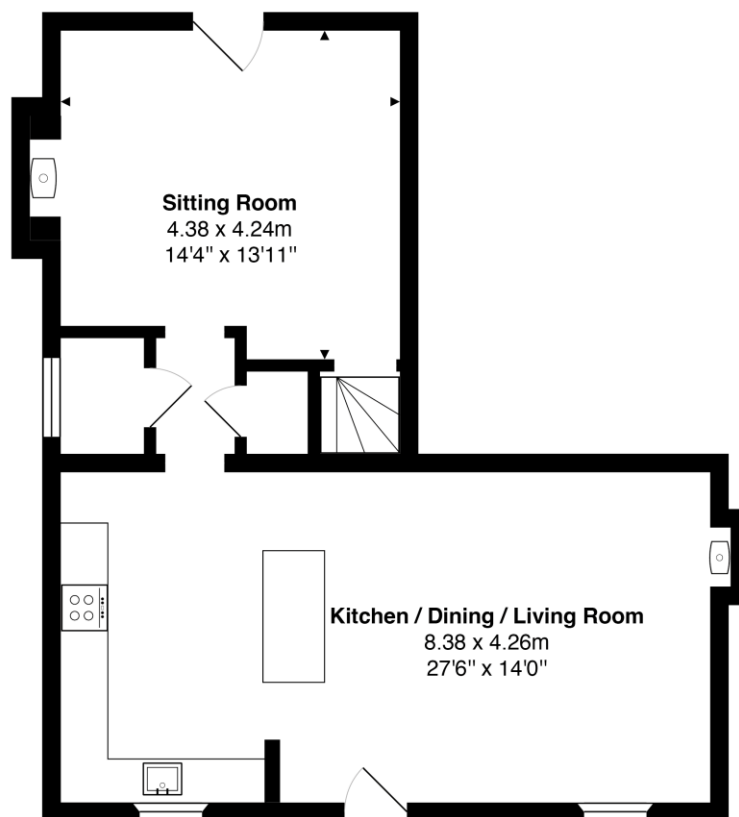




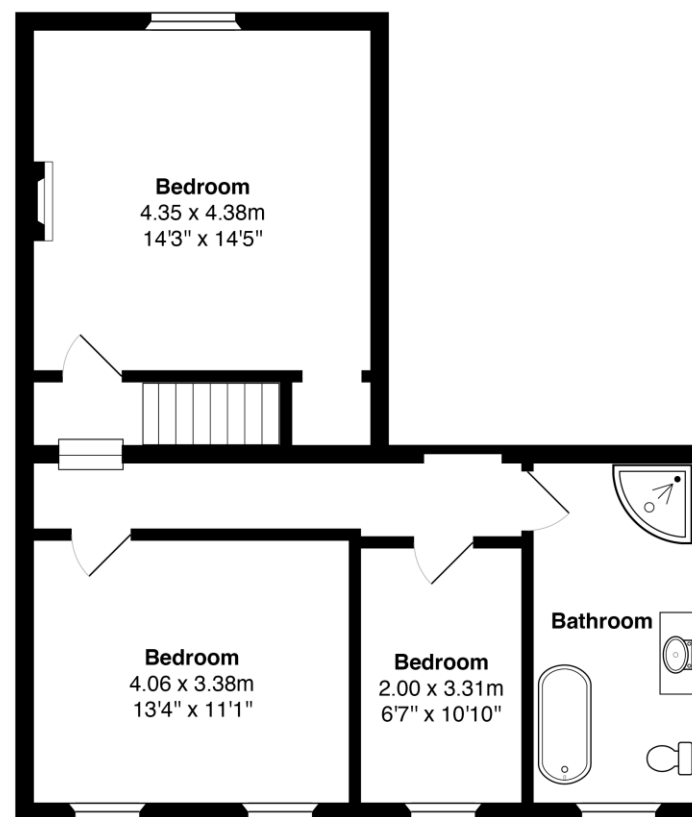


# 1 East Farm Cottages, Charlton Adam

Approximate gross internal floor area of main building - 123.1 m<sup>2</sup> / 1,325 ft<sup>2</sup>



**Ground Floor**  
Area: 61.5 m<sup>2</sup> ... 662 ft<sup>2</sup>



**First Floor**  
Area: 61.6 m<sup>2</sup> ... 663 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.



**Bruton & Shaftesbury**

Fry's Halt  
Station Road  
Bruton, Somerset  
BA10 0EH  
Tel: 01749 605099  
[bruton@lodestoneproperty.co.uk](mailto:bruton@lodestoneproperty.co.uk)

**Wells**

Melbourne House  
36 Chamberlain Street  
Wells, Somerset  
BA5 2PJ  
Tel: 01749 605088  
[wells@lodestoneproperty.co.uk](mailto:wells@lodestoneproperty.co.uk)

[www.lodestoneproperty.co.uk](http://www.lodestoneproperty.co.uk)

