

LODESTONE



Millstream House, Shapwick





Millstream House

TA7 9ND

5 
Bedrooms

3 
Bathrooms

3 
Receptions

PROPERTY FEATURES

- Peaceful rural location
- Exceptionally well presented
- Light and airy accommodation
- Open plan kitchen/living/dining room
- Separate living room and study
- Multipurpose large barn with potential to convert
- Attractive low maintenance garden
- Five light and airy bedrooms two en-suite
- Lovely countryside views





Millstream House is an immaculately presented and stylish family home situated on the edge of the peaceful and enchanting rural village of Shapwick.

Treated to a careful refurbishment in recent years and further improvement and beautiful redecoration by the current owners, Millstream House offers an exceptional opportunity to buy a wonderful family home with the potential for further development (subject to any planning consents) to develop the very large barn that sits at the bottom of the garden. The property enjoys a lovely outlook over fields to the front and enjoys a fabulous garden to the rear. Millstream House is a very attractive property with a canopied porch that features oak posts, very much setting the tone for the quality and style of the interior. On entering the hall, the eye is drawn through to the beautifully designed main living area which is flooded with light and where an open plan kitchen dining and cosy sitting room are spacious enough to be defined from one another but provide the accommodation with a wonderful flow. Folding doors open the back of the house up to the garden in the warmer months and the very well-reviewed 'Mendip Woodland' wood burning stove makes the sitting room area cosy and warm in the winter. Complementing the wood burning stove, there is underfloor heating in the dining and boot room areas and engineered oak floorboards. The kitchen units are of solid wood construction topped with granite, with a double Belfast sink, integrated dishwasher and smart white metro tiling adding a lovely vintage touch to the soft grey units and new electric range cooker has recently been installed. This open plan area provides perfectly for day-to-day family living as well as easily absorbing larger groups making a very impressive entertaining space. Conveniently located, the practicalities are well provided for too, with





a boot room, downstairs cloakroom and utility room all equally tasteful, stylish and perfectly placed off the kitchen. A separate living room, again with a 'Mendip Woodland' wood burning stove and a study lead off left and right from the entrance hall, with both enjoying far reaching views over the open countryside which lies across the lane to the front of the property.

The newly carpeted first floor is set around a very attractive galleried landing from where four well-appointed light and airy double bedrooms and a single room lead off. Two of the doubles including the master bedroom, enjoy ensuite shower rooms. The family bathroom is fitted to a high standard of design and the colour scheme enjoyed throughout is calming and tranquil. This home is presented in the finest order, one to move into and start enjoying life in Somerset, we highly recommend viewing.



Outside

Visitors are welcomed through the five barred wooden gate onto a golden gravelled driveway providing parking for several cars. The front is bordered by a pretty Magnolia tree and Laurel hedging. Millstream House is approached from a quiet country lane and surrounded by its own plot; to the right of the house the driveway continues past the house through double wooden gates to the attractive wooden clad garage which can be opened up at both the front and the back. A patio area joins the rear of the house to the approximately quarter acre of garden which is laid mainly to lawn with attractive planted beds defining the area. A wonderful barn lies at the end of the garden. This building is 39 x 23 feet in dimension and offers a wonderful mix of uses including the potential to convert into ancillary accommodation subject to the usual consents. The barn provides a wonderful juxtaposition between the contemporary and the traditional and is



swathed in Virginia Creeper providing unrivalled autumn colour. The millstream gently wends its way through the end of the garden providing a lovely backdrop of sound. There is a stunning open fronted garden room to the left of the barn which the stream flows underneath. This provides the perfect spot as a base for entertaining in the garden or to sit and relax with afternoon tea or an evening glass of wine. A red grape vine creeps up the pergola to the right of the barn where an apple and pear tree from the original old orchard of the farm add to the charm of this very attractive and low maintenance garden.

Situation

Shapwick lies to the west of Street with great access to the M5, is close to the Polden Hills and on the Southern edge of the Somerset levels. The Shapwick Heath Nature Reserve is nearby where the beautiful starling murmurations can be seen. There are footpaths from the property across the beautiful Somerset countryside with Loxley Woods nearby offering hiking trails amongst 21 hectares of ancient woodlands. The successful Shapwick cricket club has a wonderful ground and pavilion which hosts many village activities including open music nights, village meetings, quiz nights and other social events. Nearby the thriving town of Street offers a wide variety of retail opportunities including Clarks Village and the usual selection of supermarkets. Recreational facilities include two swimming pools and Strode theatre. Local pubs include the Ashcott Inn and Ring 'O' Bells in Ashcott, the Crown Inn and the King William Inne in Catcott.

Shapwick is well situated for Glastonbury (approx 7 miles) a town that is steeped in history going back to the legends of King Arthur. 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. For further shopping and recreational activities, Bath, Bristol, Wells and Taunton are all within about an hour's drive. There are good rail transport links to London from Castle Cary and Bridgwater railway stations, (just about 20 mins drive), which both offer direct rail services to London Paddington. Bridgwater also has an excellent hospital and access to the M5. There are Airports in Bristol and Exeter offering connections within the UK, Europe and beyond.

Schools

There are primary schools in the village of Ashcott and Catcott nearby and local state secondary schools and colleges can be found at Street (Strode College), Glastonbury and Bridgwater (Bridgwater College) as well as the excellent independent schools which include Millfield Senior and Prep School and Wells Cathedral School.

Directions TA7 9ND - Travelling from Street on the A39 after you leave Ashcott take the right hand turn onto Shapwick Hill. Continue onto High Lane and turn right onto Mill Lane. Millstream House can be found on the right hand side a short way along Mill Lane.

What 3 Words - flown.piglets.gossiped

Services - Oil fired central heating, mains drainage, mains water and electricity

Tenure – Freehold

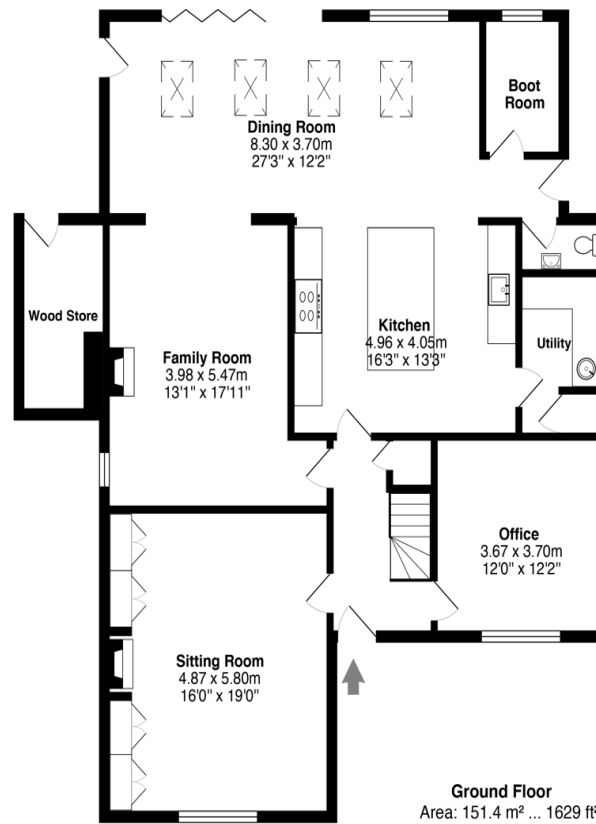
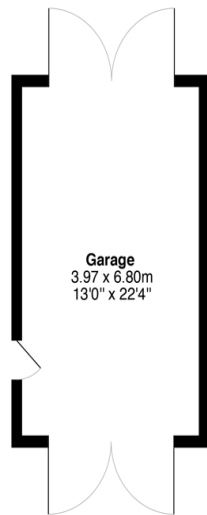
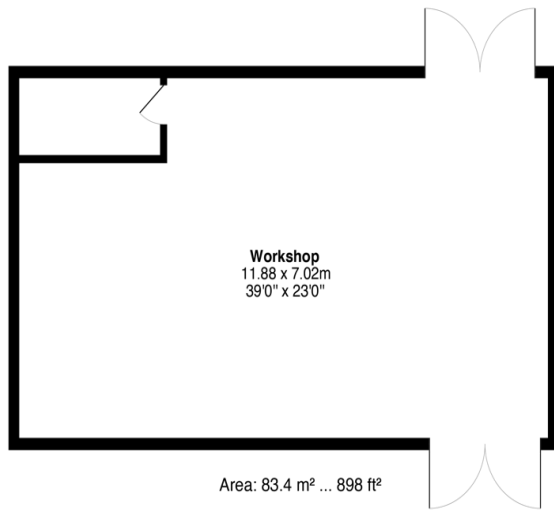
Council Tax - Band F

EPC - D

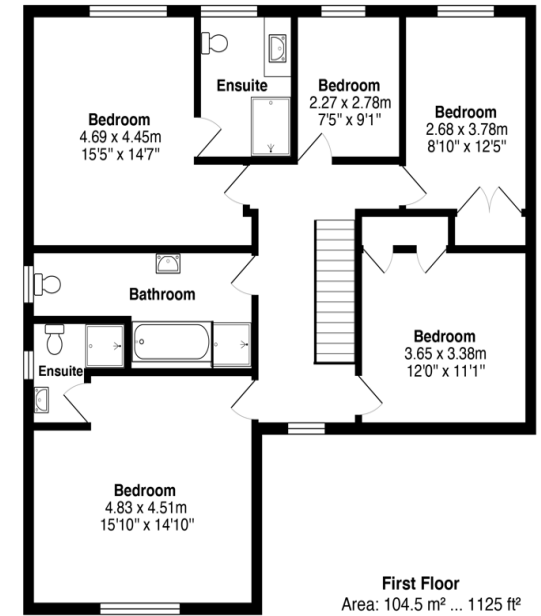
Local Authority -Somerset Council

Viewing by appointment only





Millstream House, Shapwick



Approximate gross internal floor area of main building - 255.9 m² / 2,754 ft²

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All room measurements are maximum dimensions unless otherwise stated.

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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