

# LODESTONE



Little England House, Othery









# Little England House, Othery

TA7 0QR

Guide Price: £995,000

5   
Bedrooms

3   
Bathrooms

3   
Receptions

## PROPERTY FEATURES

- Substantial detached period House
- Holiday cottage/annexe with income generating potential
- Stone Barns with huge potential development to create separate dwellings (a pre-app opinion is favourable)
- 3 receptions, 5 bedrooms
- Spacious accommodation in excellent order throughout
- Attractive gardens c. 1 acre
- Tennis Court









Near the ancient market towns of Langport and Somerton, Little England enjoys a quiet position on a no through road in the Somerset village of Othery.

This is a very attractive and substantial period property constructed from mellow brick and natural stone which is exposed at the front and some painted at the rear. Little England offers a quintessentially English charm; its origins dating from the 1600s, and with later additions and careful updating combined, it is now a wonderful home for a busy equestrian and country loving family.

Protected by a canopied porch the pretty green front door opens into the entrance hall where flagstones, many of which are original, run from here throughout the ground floor setting the tone for the practical countryside aesthetic which is the order of the day at Little England. The hallway flows through from the front to the rear of the house with a door leading out to the rear and adjacent access to an amazing utility and boot room with downstairs WC. There is plenty of room here to accommodate the outdoorsy lifestyle to the maximum; a quarry tiled floor welcomes boots, coats, tack, rugs, dog beds and laundry, there's plenty of scope here to organise everything perfectly away from the main living accommodation. From here, there is an additional access out to the rear and the adjacent Grain Barn has been converted into holiday accommodation and cleverly incorporated with entry from the main house as well as having a separate entry from outside.

The Grain Barn has an open plan kitchen and living room, mezzanine level bedroom area and a bathroom.

Returning to the hallway the fantastic kitchen breakfast room which is open to a warm and comfortable family room can be accessed from the front and rear halls.









The classically farmhouse style kitchen with solid wood units and very impressive gas and electric range looks out over the rear garden and opens onto a terrace for enjoying warm summer al fresco dining with convenient kitchen access. A wonderful large capacity larder is conveniently adjacent to the kitchen meaning everything can be stored away but remain within easy reach. There is plenty of room for a large kitchen table to be the perfect place for casual suppers and weekend gatherings of family and friends. On cooler evenings a wood burning stove set into the fireplace in the family room makes it a lovely cosy spot for family to gather and chat to the cook of the day.

A sitting room with open fireplace leads through to a formal dining room with wood burning stove with both these rooms looking out over the front of the property. Stairs rise to a wide, spacious landing area where the current owners have set up a lovely reading nook where there is plenty of room to enjoy curling up in a comfortable arm chair and selecting a book from the shelves.



The charming configuration of five double bedrooms begins with an impressively spacious triple aspect master bedroom including ensuite with bath and separate shower. A further four good sized double bedrooms featuring original elm floor boards, lead off the landing and are served by a family bathroom with an adjacent airing cupboard. There are stairs providing access to the boarded attic where subject to the necessary consents the potential exists to convert this very impressive space into additional living accommodation.

## Outside

From the gravelled entrance a traditional wrought iron gate leads to the courtyard, with extensive parking also available on the gravelled area to the front of the property.









Forming an L-shape around the courtyard, an impressive and substantial run of outbuildings are attractive with practical and flexible appeal. A stone built rendered games barn features original flagstones and is open into the eaves providing a wonderful space for relaxed entertaining and teenage parties.

Adjacent there are two barn style open fronted loose boxes and a pretty blue lias two storey stone barn provides a further three loose boxes on the ground floor and has been partially developed on the first floor. Two sets of traditional stone barn steps provide access to the first floor and there is a further yard area to the north side which could be landscaped to provide a private garden. Subject to the necessary consents there is very exciting potential here to configure additional income generating accommodation or to provide for multi generational family living, separate from the main house. The owners have sought a pre-app opinion from the Council to develop the barns into 2 bedroom and 1 bedroom barn conversions which can be split away from the property which is favourable. Report is available upon request.

Large well established formal gardens laid predominantly to lawn are defined with evergreen structural plants, beds, beautiful trees and attractive areas to sit and enjoy the garden. Warm summer days can be spent wandering through the garden to the tennis court and on the terrace having grabbed a drink from the kitchen.

There is an opportunity to acquire exceptional equestrian facilities which are positioned adjacent which provides c. 7 acres of level grazing land with a superb purpose built stable block comprising 4 loose boxes, tack room, yard and floodlit 40' x 20' menage. This is by separate negotiation.









### **Situation**

Set in the beautiful South Somerset countryside the parish and village of Othery (<https://othery.org.uk/>) known as the island on the levels, is rich in history and in 1086 was under the control of Glastonbury Abbey.

The village is surrounded by The Somerset Levels, one of Britain's best wetlands which abound with wildlife. Thousands of waterfowl and waders winter in the environs, whilst overhead buzzards, marsh harriers and peregrines are a regular sight. There is a thriving primary school which offers a broad and balanced curriculum and the village hall is busy with events throughout the year. Othery is a low crime area with a strong community spirit and boasts a full Neighbourhood Watch scheme.

The popular town of Langport is just 4 miles south east with its thriving cafes/restaurants, artisan bakery, butcher, award winning Langport Stores (<http://www.thelangportstores.co.uk/>) as well as a supermarket, pharmacy, vets and a number of other independent shops and a monthly artisan and vintage market. There is excellent walking, riding and cycling in the surrounding open countryside. The Battle of Langport was fought in 1645 during the Civil War and is referenced in the Domesday Book.

The icing on the cake are the lovely walks along Cocklemoor river where you can hire boats (<https://www.langportboathire.co.uk/>). In September there is the fabulous Langfest that spans a whole weekend. In addition there are several good golf courses nearby and a thriving tennis club at Somerton. The picturesque town of Somerton is only a 15 minute drive. 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. Somerton offers all the usual amenities of a market town and has a small independent supermarket.

Larger towns within easy reach include Taunton, Street and Glastonbury.





Approximate distances: Langport 4 miles, Somerton 8 miles, Street and Glastonbury 10 miles, Taunton 11 miles (London Paddington), Yeovil 17 miles (London Waterloo), Castle Cary 16 miles (London Paddington), Bristol Airport 27 miles, A303 10 miles, M5 (J24) 8 miles for northbound travel, M5 (J25) 15 miles for southbound travel.

### **Schools**

There are excellent state and independent schools including Millfield, Sherborne, Hazlegrove, Leweston, Bruton, and Taunton School. Sixth Form colleges at both Richard Huish, Taunton and Strode College in Street.

### **Directions**

Postcode: TA7 0QR

What.3.Words: corner.marzipan.

### **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 Council

Somerset

#### Council Tax

Band - G

**Guide Price** £995,000

#### Tenure

Freehold

### PART B

#### Property Type

Detached house

#### Property Construction

Brick walls and tiled roof

#### Number and Types of Rooms

See details and floorplan

#### Water Supply

Mains

#### Sewerage

Mains

#### Electricity Supply

Mains

#### 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>

#### Heating

Oil

#### Parking

Ample parking for several vehicles

### 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're not aware of any other significant/material restrictions, but we'd recommend you review the Title/deeds of the property with your solicitor.

#### Rights and Easements

We're not aware of any other significant/material restrictions or rights on the house title.

#### Flood Risk

The property has not flooded. According to the environment agency there is a low risk of flooding from rivers and sea. There is a medium risk of surface water flooding between 1% and 3.3% chance each year.

#### Planning Applications

There is a current planning application in the close vicinity.

The planning reference is 38/23/00012 which can be viewed online [https://sdc.somerset.gov.uk/planning\\_online](https://sdc.somerset.gov.uk/planning_online)

#### Energy Performance Certificate

D

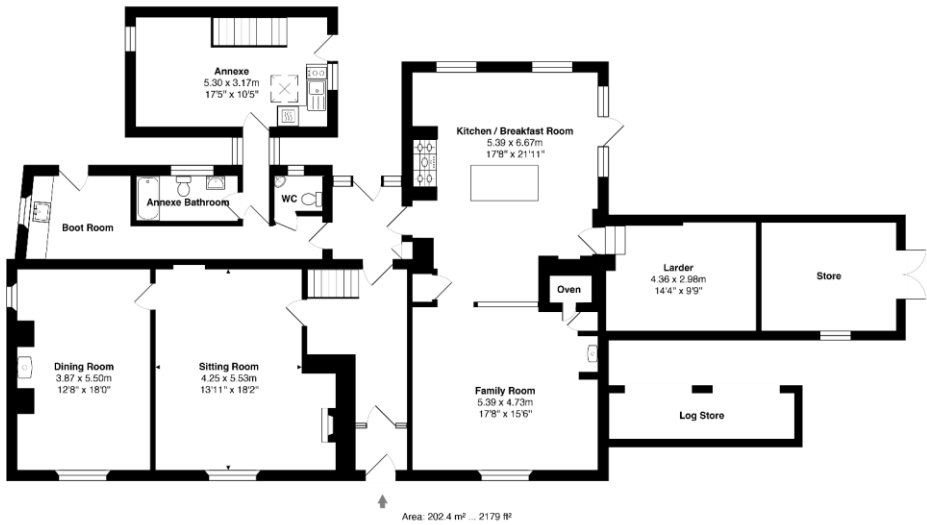
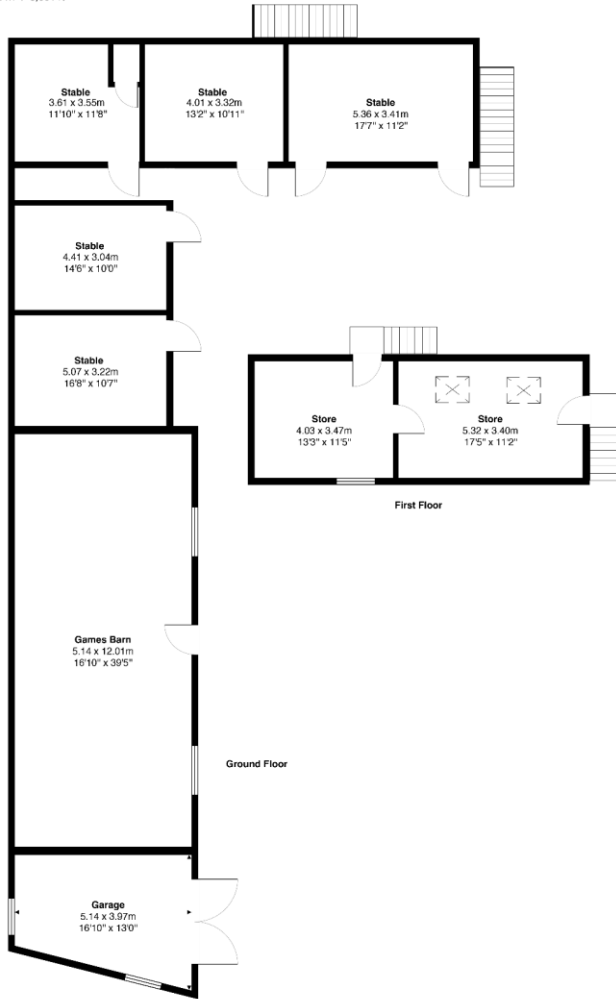
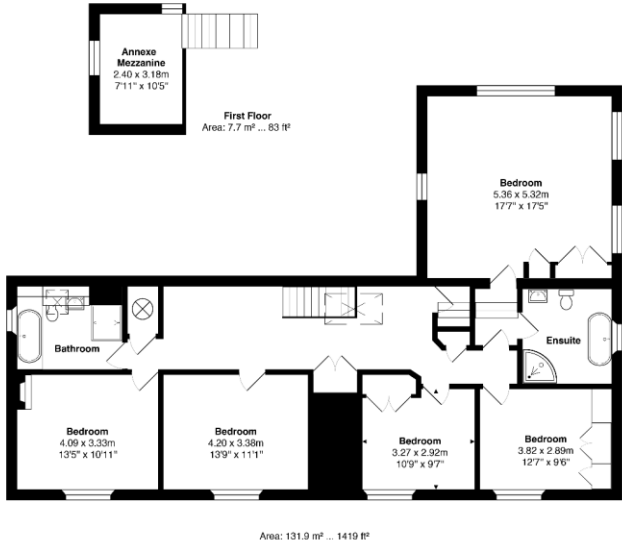
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Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating 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 of main building - 342 m<sup>2</sup> / 3,681 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.



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