

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



BLenheim BARN, LOTTISHAM, GLASTONBURY, BA6 8PF



BLENHEIM BARN, LOTTISHAM, GLASTONBURY, BA6 8PF

A truly magnificent and totally unique, newly built barn-conversion style home set within an idyllic countryside location with a panoramic aspect and grounds of over three quarters of an acre. Blenheim Barn has been constructed to the highest of standards with accommodation including a galleried reception hall, kitchen dining room, living room, utility, cloakroom, three ground floor double bedrooms (one with en-suite), a family bathroom, and an outstanding first floor master suite with shower room, dressing room, and mezzanine office/reception area. The property sits within its own grounds which open onto far reaching countryside, including a private landscaped courtyard, ample parking and a wonderful front lawn with uninterrupted views.

Accommodation

Blenheim Barn has been thoughtfully constructed to exacting standards using only the highest quality materials available. The house is one of only two properties being constructed here and has Purbeck stone and part-clad elevations with only the finest Accoya joinery which is pressure treated to stand the test of time. Spanning over 3,200 square feet, this is a wonderful family home with light and airy living spaces, flexible accommodation and plenty of modern conveniences including underfloor heating throughout, super fast broadband and an air source heat pump to keep running costs to a minimum. All bathroom taps and showers in the property are top of the range from Vado and come with a 15 year guarantee. In addition the property will come with a 10 year global home warranty. While the property enjoys many modern benefits, it has been finished with many rustic details including reclaimed timbers and stylish lighting which help to enhance the finish and give a lovely homely feel. The reception hall is entered through a set of french doors with full height glass windows either side. These windows are mirrored across the hall with a further set of french doors leading directly out to the courtyard at the rear. The reception hall has oak flooring which continues throughout the rest of the living areas and bedrooms, plus a beautiful bespoke staircase rising to the first floor galleried landing. In addition there is a cupboard for coats and boots and a cloakroom around the corner. The kitchen dining room is a most impressive living area measuring over 35ft. in length which connects through to the living room in a semi open-plan style. The vaulted ceiling with exposed timber work gives an authentic barn-conversion feel and there are french doors leading outside to all three aspects. The kitchen itself couldn't be more luxurious, it has a large central island with breakfast bar, quartz worktops throughout and a vast array of integral appliances including a top of the range Fisher and Paykel fridge freezer, WiFi enabled Siemens double oven, microwave oven and coffee maker, plus a dishwasher. The units themselves are hand built to perfection with many other notable points of attention to detail which must be seen to be appreciated. The adjoining utility room provides further storage, plumbing for washing facilities and a door leading out to the garden.





The living room expands to 16ft.6in by 18ft.6in and also enjoys a set of french doors connecting out to the garden with full height windows either side allowing the light to pour in. The focal point of the room is the wood burning stove which sits on a rustic herringbone style brick hearth. If an open-plan style is not preferred, double doors can be added in to separate the living room from the kitchen dining room.

On the ground floor, away from the living rooms, there are three double bedrooms, each with their own set of french doors out to the garden. At the far end of the hall there is the guest bedroom which has a high vaulted ceiling and a beautifully appointed en-suite which has a walk-in shower with sleek tiling, a basin set into a vanity unit, an LED lit mirror and w/c. The other two double rooms on this floor use the family bathroom which has been finished to equally high standards.

Upstairs there is a well-designed galleried landing with ample room for a study or reading area, plus the sumptuous master suite. The main bedroom area is exceptionally large and enjoys a stunning view through the unique circular picture window, an aspect fully capitalising on the morning sunshine. The en-suite is fittingly luxurious, having a free-standing bath, separate shower, heated towel rail, basin and majestic floor and wall tiling. Adjacent there is the dressing room which could equally be utilised as a nursery or study.

Outside

A shared concrete driveway flanked by grassy paddocks leads from the lane down to the property where there is a large private gravelled parking area in front of the barn. If desired there is ample scope and space for a garage or carport to be built alongside.

The garden wraps around the house and is predominantly laid to lawn with newly planted fruit trees interspersing within. It is bound by post and rail fencing with native species hedging, beyond is idyllic open countryside giving a wonderful panoramic outlook.

Behind the house, enjoying a sunny westerly outlook there is a neatly landscaped courtyard which enjoys total privacy. The courtyard is mainly laid to gravel for day maintenance and surrounded by flourishing borders making this the perfect spot for evening al-fresco dining.

Final Point

The second barn is also nearing completion and is equally unique with a dutch barn style construction and fabulous views. This will be available to view at the same time as Blenheim Barn, of course by appointment only.





About the area

Lottisham is a delightful quiet Hamlet surrounded in wonderful countryside and close to the larger villages of Baltonsborough and West Lydford. The property sits on the quiet outskirts of the hamlet with immediate access out to wonderful local countryside with many footpaths and bridleways within a short walk from the house.

The thriving village of Baltonsborough is close by and has a church, primary school, village hall, pub, and winery. The village also has a very friendly community with a number of societies and organisations. Further south is Lydford which has a mini supermarket/petrol station and another superb pub - The Cross Keys Inn. Other villages close by include West Pennard, Butleigh, Lovington and Keinton Mandeville which all offer ample amenities and facilities including several primary schools, an award winning bakery (Levitos in Lovington), pubs and village stores.

There are excellent state and independent schools in the wider area including Millfield, Hazelgrove, Wells Blue School, Strode College, Wells Cathedral School, Ansford and the Bruton schools. On the outskirts of the nearby town of Castle Cary (15 minutes) is the railway station with its direct line to Paddington, and the A37 just a two minute drive away provides access south to the A303 for London and the Southwest and north to Bristol and Bath. Castle Cary is characterised by period buildings constructed of the distinctive honey coloured stone for which the area is well known. It remains a delightful small market town with a number of traditional shops and boutiques within the Conservation Area in which a policy of strict planning control operates to prevent inappropriate development. "The Newt in Somerset" just outside Castle Cary is home to beautiful countryside walks set in the grounds of a Georgian country estate. Within the estate there are a Hotel & Spa, Farm shop, restaurants and house & garden shop. Due to the property's close proximity to The Newt, residents enjoy local membership at a great discount. Another benefit of living in Lottisham is access to local resale tickets of the world renowned Glastonbury Festival which greatly increases chances of securing tickets.

Bruton is located 3 miles north west of Castle Cary, it dates back to Roman times and today is a charming small town with various shops and amenities, including the 'Hauser & Wirth' Art & Exhibition Gallery, 'The Roth Bar & Grill', the Michelin starred 'Osip', the ever popular dining experience 'At The Chapel', and of course an excellent choice of schools including King's School and Sexey's School.

Services

Mains water and electricity. Air source heat pump. Water Treatment Plant.

Tenure: Freehold.

Energy Performance Rating: TBA

Council Tax Band: TBA



**Blenheim Barn,
Lottisham**



IMPORTANT NOTICE - Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.
VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.