

# LODESTONE



*Mollands, Compton Pauncefoot*





# Mollands, Compton Pauncefoot

BA22 7EN

Offers in Excess of: £795,000

4   
Bedrooms

2   
Bathrooms

4   
Receptions

## PROPERTY FEATURES

- Delightful village house set in stunning gardens in arguably one of Somerset's most sought-after villages
- Recently converted detached one-bedroom annexe
- Ample parking for six plus vehicles with space for caravan/boat, etc
- Stunning colourful rear garden adjoining farmland
- Pretty lane-side location





Mollands is an impressive and characterful home, discreetly nestled in the heart of the sought-after Somerset village of Compton Pauncefoot. Featuring three bedrooms, three reception rooms, and a separate one-bedroom annexe, all set within enchanting gardens, it offers exceptional charm and appeal.

The ground floor has been thoughtfully arranged to make the most of the glorious rear gardens and distant woodland views to the front. The kitchen and casual dining space is bathed in natural light and flows seamlessly into the conservatory which flows through to the rear terrace and gardens, ideal for al fresco living and dining. A side porch provides convenient access to the kitchen, offering a practical space for boots, coats, and all the essentials of country living.

The formal dining room is elegant opens into the conservatory through French doors. The conservatory provides the ideal setting for enjoying the gardens and rural outlook from the comfort of a casual living space. The formal sitting room is to the front of the property, commanding views across to the woods in the distance. Featuring a fireplace and windows to three sides, this is a room made for year-round enjoyment. A cloakroom and under stairs cupboard complete the ground floor.

Upstairs there are three generous double bedrooms, two of which face the pretty rear garden and fields beyond, served by a well-appointed family bathroom and an open landing area. The large principal bedroom has an ensuite shower room/dressing area and overlooks the front of the property across to the distant wooded vista.

#### **Outside**

Dressed in climbing roses and wisteria, Mollands is a picture-perfect property set behind a gravelled drive with ample parking.





Bordered by a stone wall and mature shrubberies, trees and pretty perennials, the garden has been immaculately maintained. Stone pathways meander around the property and lead to the glorious rear garden. Here, there is an enchanting garden with many features. A trio of silver birches, mature shrubs, beds awash with pretty perennials, a lovely stone bench and a pond. A pergola draped in wisteria and tucked amongst the garden beds creates a focal point to savour the colour and scents of country life. Two garden sheds and raised garden beds complete this idyllic rural lifestyle offering.

### **Annexe**

The separate one bed annexe blends beautifully with the main property and is surrounded by mature plantings and pretty flowers. The interior is fresh and well appointed with a kitchenette, sitting room, bedroom and showerroom. Gravel paths, a private seating area, and its own raised bed make this the ideal solution for multigenerational living, guest accommodation, a nanny, or as a potential source of supplementary income.

### **Situation**

The village of Compton Pouncefoot lies mid way between the historic Abbey town of Sherborne to the south and the attractive Somerset town of Castle Cary to the north. The village itself is set in an attractive valley on the River Cam. It has a rich history dating back to the 11th Century when it was mentioned in the Domesday Book. The village is known for its peaceful atmosphere and attractive period properties. It features St Mary's Church dating back to the 13th Century (known for its beautiful stained-glass windows and intricate architecture). Nearby local pubs include The Camelot Inn in South Cadbury and the Queens Arms in Corton Denham. Compton Pouncefoot is surrounded by beautiful countryside, located near the Blackmore Vale and close to the Cranborne Chase Area of Outstanding Natural Beauty.





### Schools

The region is well known for its schools which include the Sherborne Schools, the Bruton Schools, Hazelgrove and Millfield all within easy reach. Local state primary schools are in close vicinity in Charlton Horethorne and North Cadbury.

Transport links are good with main line train stations at both Sherborne and Castle Cary linking with London Waterloo and London Paddington respectively while road links are along the A303 joined nearby.

### Directions

Postcode: BA22 7EN

What.3.Words: //sailing.talked.arranger

**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:** G

**Guide Price:** £795,000

**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

**Heating:** Oil

**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:** Multiple

### 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:** N/A

**Rights and Easements:** N/A

**Flood Risk:** Very Low

**Coastal Erosion Risk:** N/A

**Planning Permission:** N/A

**Accessibility/Adaptations:** N/A

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

**Energy Performance Certificate:** TBC

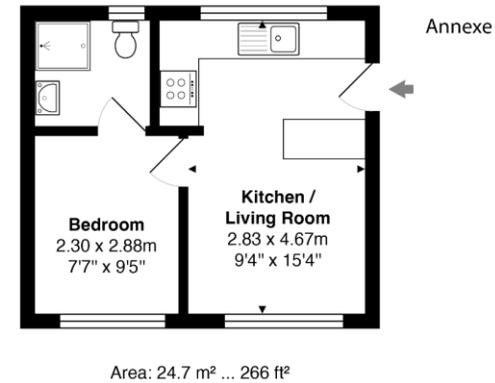
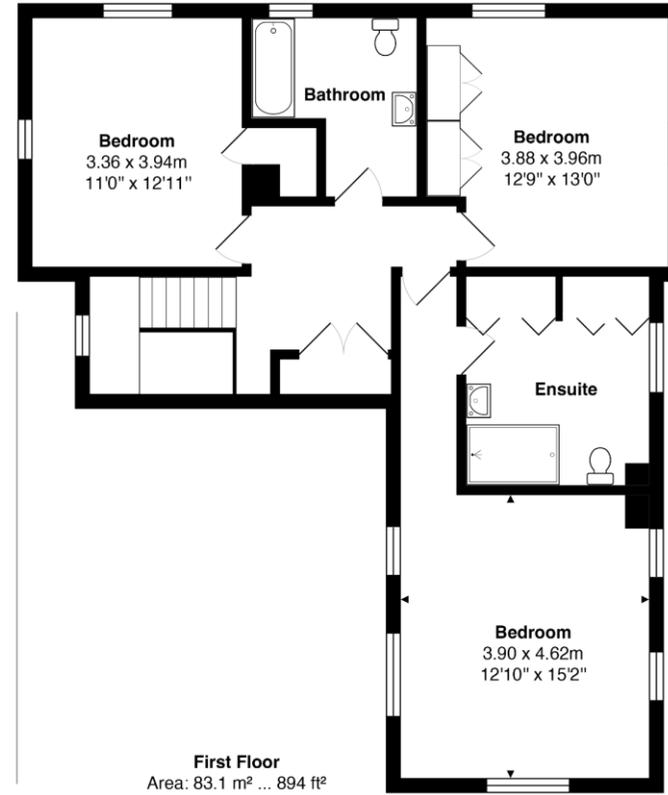
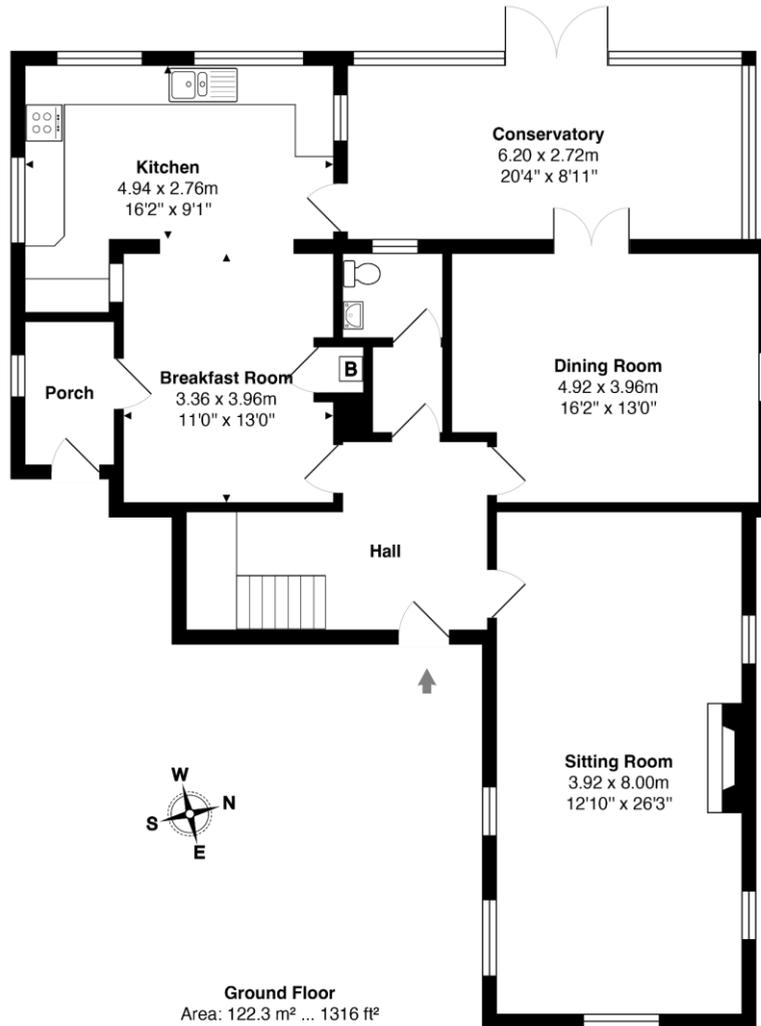
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Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating 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 - 205.4 m<sup>2</sup> / 2,210 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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