

LODESTONE



Thornreed Studio, Lower Godney





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BA5 1RZ

Guide Price: £600,000

3 
Bedrooms

1 
Bathrooms

2 
Receptions

PROPERTY FEATURES

- Stunning contemporary reimagination of original stone barn
- Impressive open plan living space with vaulted ceilings
- Breathtaking views over open countryside
- Generously proportioned primary bedroom suite
- Two versatile garden studios
- Solar PV and Air Source Heat Pump
- Off street parking and garage
- Peaceful and tranquil location





Tucked away in the peaceful hamlet of Lower Godney, this exceptional semi-detached stone property seamlessly blends the charm of its 1830 origins with thoughtful contemporary design. Surrounded by open countryside, with uninterrupted views stretching across the Somerset Levels towards Glastonbury Tor and the Mendip Hills, this is a home that feels wonderfully connected to nature while offering stylish, energy-efficient living.

Lovingly renovated by its current designer owners, every element has been carefully considered to celebrate the building's rich heritage while creating bright, versatile spaces perfectly suited to modern life. Thick Blue Lias stone walls, exposed timber beams and handcrafted details sit effortlessly alongside bespoke finishes, while beautiful wooden flooring flows throughout the principal living spaces, creating a home that is as welcoming as it is distinctive.

Arriving via a quiet country lane, the sense of calm is immediate. A sliding steel entrance door opens into a sheltered courtyard with an original cobbled stone floor, a generous carport and log store, setting the tone for the thoughtful design found throughout the property. Stepping inside, the welcoming entrance hall provides an immediate sense of character, featuring a striking staircase crafted from reclaimed timber sourced from the London Docks. A large understairs storage cupboard offers excellent practical storage, complementing the thoughtful layout.



The accommodation has been cleverly arranged with an inverted layout, placing the principal living space on the first floor to make the very most of the spectacular countryside views and exceptional natural light. The impressive open-plan sitting room is undoubtedly the main feature of the home. Vaulted ceilings soar overhead, intersected by beautifully exposed timber beams, while large timber-framed windows frame the ever-changing landscape beyond. Whether enjoying a crisp winter morning with the wood-burning stove lit or watching the sun set behind Glastonbury Tor on a summer evening, this is a room that invites you to slow down and simply enjoy its surroundings.





The bespoke kitchen combines understated industrial style with everyday practicality.

Stainless steel cabinetry, poured concrete worktops and integrated appliances create a sleek yet timeless aesthetic, complemented by a walk-in pantry and a light-filled dining area overlooking the south-facing gardens. A raised snug, music room or library offers a cosy retreat away from the main living space, providing the perfect corner to read, work or unwind. Full-width fitted cupboards spanning the entire end wall provide an abundance of discreet storage, enhancing both the practicality and clean design of the space.

On the ground floor are two generous double bedrooms, each offering peaceful garden views, smooth concrete floors warmed by underfloor heating, and built-in hanging and wardrobe storage. The principal suite enjoys a luxurious en suite bathroom and wet room featuring a roll-top bath, natural stone sanitaryware and a walk-in shower. The second bedroom benefits from its own cloakroom, while an adjoining study, separated by clever pocket doors, offers excellent flexibility as a home office, creative space or third bedroom. French doors open directly onto the garden terrace, creating a seamless connection between indoors and out. The property is heated via an air source heat pump, enhanced by solar panels, providing a sustainable and economical home for years to come.

Outside

The south-facing gardens are every bit as special as the house itself. Lovingly cultivated, they are filled with mature herbaceous borders, flowering perennials, foxgloves and fragrant herbs, ensuring colour and interest through every season.

A spacious stone terrace creates a wonderful setting for entertaining family and friends, whether enjoying long summer lunches or gathering around the fire pit as the evening draws in. The extended carport provides generous covered parking and leads through to a substantial garage offering excellent storage for a car, outdoor equipment, bikes and gardening essentials.





Nestled at the far end of the garden is an elegant timber-clad studio with an adjoining workshop. Currently used as an artist's studio, it offers endless possibilities as a creative workspace, home office, fitness studio or peaceful retreat. Beyond the garden, the gently flowing River Sheppey forms a beautiful natural backdrop, attracting an abundance of wildlife including kingfishers, barn owls and, on occasion, otters. Combined with the area's famously dark skies, the setting offers a rare opportunity to experience the very best of Somerset's natural beauty from your own doorstep.

Situation

This very desirable village has a vibrant community with a popular local pub, tea rooms and artisan bakery and has many social activities taking place around the village hall and playing fields. The Sheppey Inn is a destination pub due to its excellent menu and fun filled atmosphere as well as local musical events. There are many wonderful walks along the bridle ways and footpaths which are home to a plethora of wildlife including swans, barn owls, kingfishers as well as deer, herons and otters.

Perfectly situated; Godney lies between Wells, Glastonbury and Wedmore, with the small City of Wells offering a wealth of culture and varied societies. There are busy, vibrant markets twice a week and several supermarkets including Waitrose and Tesco. All the usual amenities that you would expect can be found in Wells including banks, doctors surgeries and dentists. The larger cities of Bath, Bristol, Taunton and Yeovil are within commuting distance and the M5 motorway is just 25 minutes away by car. The train stations at Castle Cary and Highbridge offer fast, direct lines to London.

Directions

Postcode: BA5 1RZ

What.3.Words: [///fault.crows.racks](http://fault.crows.racks)

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: Band B

Guide Price: £600,000

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 Supply with PV panels present

Water Supply: Mains Supply

Sewerage: Private Drainage

Heating: Air Source Heat Pump and Underfloor 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: Garage style carport and off road parking available

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 are not aware of any significant/material restrictions, but we would recommend you review the title/deeds of the property with your solicitor.

Rights and Easements: We are not aware of any significant/material restrictions or rights, but we would recommend you review the Title/deeds of the property with your solicitor.

Flood Risk: According to the Government long term flood risk website, the property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding

Coastal Erosion Risk: N/A

Planning Permission: We are not aware of any undecided planning applications within the vicinity of the property but your solicitor can advise as this matter can alter

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.



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Approximate gross internal floor area of main building - 137.4 m² / 1,478 ft²
Approximate gross internal floor area of Studios and Garage - 63.8 m² / 686 ft²



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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