LODESTONE

Southwell House, Evercreech

Southwell House, Evercreech

BA4 6JS

Guide Price: £825,000

4 Bedrooms | 2 Bathrooms | 3 Receptions

PROPERTY FEATURES

- Charming 1930s detached family home
- Edge of village position with countryside views
- Four bedrooms including principal suite
- Light-filled reception rooms with garden room
- Kitchen with Aga, pantry and utility room
- Mature west-facing garden with fruit trees
- Garage, car port and ample driveway parking
- Characterful 18th-century barn with potential for change of use subject to necessary planning permissions.

Set on the edge of the vibrant village of Evercreech and enjoying far-reaching views across open countryside, Southwell House is a much-loved family home dating from the 1930s. Owned and cherished by the same family for over 50 years, the house has a welcoming and established feel, with light-filled rooms and beautifully mature gardens.

Approached beyond a stone wall, a sweeping driveway leads through the front garden to a generous parking area beside the garage and car port. The front door opens into a charming entrance hall, where the original parquet flooring immediately sets the tone for the character found throughout the house. Thanks to its westerly orientation, the house enjoys an abundance of natural light that moves gently through the rooms as the day progresses. The principal reception rooms lead directly from the entrance hall.

The sitting room is particularly appealing, with two large windows framing views of the garden and a working fireplace providing a warm and inviting focal point during the cooler months. The dining room is a wonderfully sociable space for gatherings and celebrations, and flows naturally into the garden room, where doors open directly onto the terrace and garden beyond. Across the hall, and conveniently located beside the cloakroom, the kitchen enjoys views over the front garden and retains a traditional feel, complete with an Aga and walk-in pantry. A practical utility room with adjoining store provides excellent everyday space and has its own door to the outside.

Upstairs, the bedrooms are arranged around a central landing. The principal bedroom suite overlooks the rear garden and includes a dressing room and en suite bathroom, creating a comfortable and private retreat. A second bedroom at the front of the house benefits from an additional adjoining room, ideal as a study, nursery or potential en suite. Two further bedrooms and a family bathroom complete the accommodation.

The loft space offers particularly exciting potential, with scope to create further accommodation if desired, subject to the necessary consents. Southwell House is notable not only for its wonderful position but also for its solid construction and enduring character. The house has been carefully maintained and is presented in good order throughout, while offering a rare opportunity for a new owner to update and shape the property to their own tastes over time.

Outside

Set well back from the quiet village lane, the house is enclosed by a stone wall along the front and southern boundary, giving a sense of privacy and arrival. The front garden is mainly laid to lawn and bordered by mature shrubs and trees. To the rear, the west-facing garden is a particularly special feature — a peaceful and established space filled with mature planting and a variety of fruit trees. As the sun moves across the sky, the garden becomes an ideal setting for outdoor meals, relaxed afternoons and long summer evenings.

Alongside the garage and car port are a garden store and tool shed, providing useful practical space. Most notable of all is the beautiful 18th-century open barn, a characterful structure with enormous potential to be reimagined as a studio, workshop or home office, creating a unique and inspiring addition to the property.

Situation

Evercreech boasts a vibrant and active community with plenty to offer for all. The village provides a doctor's surgery, pharmacy, a local shop with post office, hairdressers, bakery, local pub (The Bell Inn), village hall, book clubs, and a primary school. There's something for everyone, allowing you to be as involved as you like. Close by is the popular historic town of Bruton which has an array of excellent restaurants along its High Street, including 'At the Chapel', 'The Old Pharmacy', 'Briar', and 'The Blue Ball'.

On the town's outskirts, the renowned Hauser & Wirth Gallery hosts 'The Roth Bar' and the newly opened 'Da Costa', an Italian restaurant. Supermarkets can be found in Shepton Mallet which is just a 10 minute drive from Evercreech. For further shopping and recreational activities, Bath, Bristol, Wells and Yeovil are all within about an hour's drive. The A303 (6 miles) provides a direct route to London via the M3 and there is a mainline rail service from Bruton/Castle Cary to London Paddington (approx 2 hours) and also the new train to Waterloo (Bruton). Airports in Bristol and Exeter offer connections within the UK, Europe and beyond.

Directions

Postcode: BA4 6JS

What.3.Words: /// shun.harmonica.puncture

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: £825,000
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: Mains
Heating: Gas
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: Off Road

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 from Rivers/sea/surface
Coastal Erosion Risk: N/A
Planning Permission: N/A
Accessibility/Adaptations: N/A
Coalfield Or Mining Area: N/A
Energy Performance Certificate: D

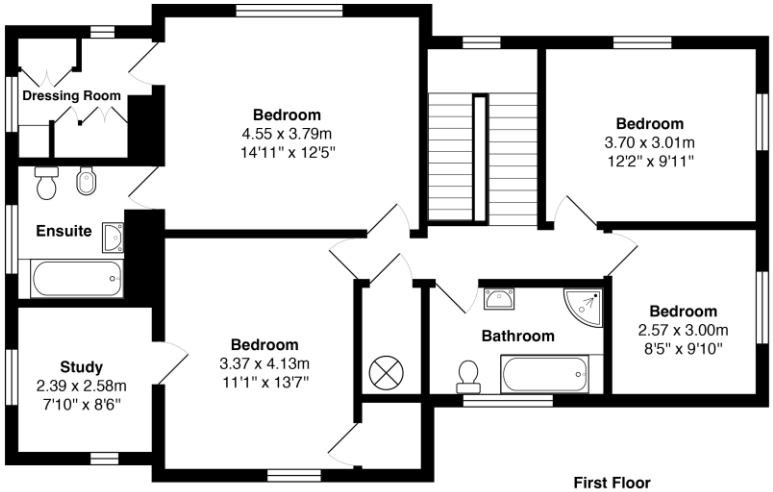
No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot 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.

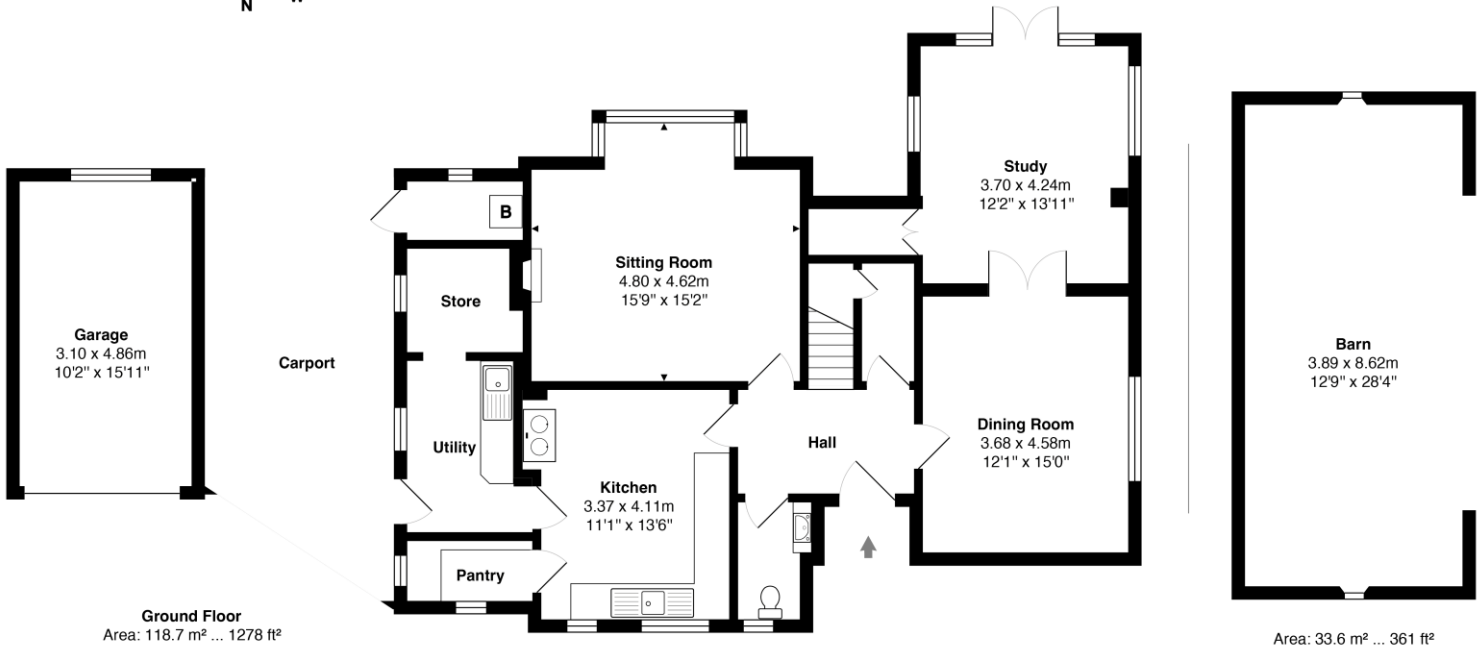
Southwell House,

Evercreech

Approximate gross internal floor area of main building - 207.5 m^2 / 2,233 ft^2



First Floor
Area: 88.8 m² ... 955 ft²



Ground Floor
Area: 118.7 m² ... 1278 ft²

Area: 33.6 m² ... 361 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.

Bruton
Fry's Halt
Station Road
Bruton, Somerset
BA10 0EH
Tel: 01749 605099
bruton@lodestoneproperty.co.uk

Wells
Melbourne House
36 Chamberlain Street
Wells, Somerset
BA5 2PJ
Tel: 01749 605088
wells@lodestoneproperty.co.uk

www.lodestoneproperty.co.uk