LODESTONE



Larkworthy House, East Lydford

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TA11 7HD

Guide Price £825,000

4 Bedrooms | 2 Bathrooms | 2 Receptions



PROPERTY FEATURES

- A stunning four-bedroom property finished to a high specification
- Situated in the middle of one of Somerset's popular villages
- Open plan living with a beautiful kitchen
- Underfloor heating throughout
- Large double garage
- Air source heat pump
- No chain













Larkworthy is an exceptional new home in East Lydford, crafted with the finest materials and meticulous attention to detail, and set within approximately 0.4 acres of landscaped gardens. This stunning property offers 2,500 sq ft of luxurious accommodation, seamlessly blending traditional craftsmanship with contemporary sophistication.

Constructed from enduring Blue Lias stone beneath a classic slate roof, the property features solid oak glazed entrance doors set beneath an attractive oak-framed porch with integrated LED lighting, along with high-performance aluminium windows and doors with 44mm triple glazing, providing superb insulation and an abundance of natural light throughout. Electric entrance gates and a Garador electric double garage door offer both security and convenience.

The ground floor is centred around a striking open-plan kitchen, dining and living space. The bespoke solid timber kitchen and utility room are fitted with premium AEG appliances, including double ovens, an integrated coffee machine, wine cooler, large fridge and freezer, microwave, and a 900mm six-ring induction hob, all finished with elegant quartz worktops. Bi-fold doors open onto a generous patio, creating a seamless connection between indoor and outdoor living. LED lighting is fitted throughout the property, enhancing both efficiency and ambience.

Large-format floor tiles flow through to the utility/boot room, which also incorporates a stylish WC with high-end sanitary ware and fully tiled finishes.

The generously proportioned sitting room, accessed from both the entrance hall and the kitchen, creates a wonderful sense of flow and also benefits from bi-fold doors opening onto a second patio area.

Upstairs, the property offers four spacious double bedrooms, including an impressive principal suite with a luxurious, fully tiled en-suite bathroom featuring bespoke fitted furniture and state-of-the-art fittings. The remaining three bedrooms are served by a beautifully appointed family bathroom. All bathrooms benefit from underfloor heating and feature electric Mira Bluetooth shower controls.

Additional features include a 12m x 2.5m fully boarded loft space with ladder access and a large opening, offering excellent potential for conversion (subject to the necessary consents).

Outside

Approached via its own private driveway with electric gates, the property sits within its own grounds, surrounded by mature hedging and trees that provide privacy. The landscaped gardens include two patio areas, ideal for outdoor entertaining. A mature apple tree to the front of the property produces an abundant annual harvest.

Situation

East Lydford is a very popular and peaceful village with a close-knit and friendly community. Local amenities include Budgens in Lydford, Cross Keys and other good pubs such as the Red Lion in Babcary and the Quarry in Keinton Mandeville. Not far away is Ditcheat, well known as home to Paul Nicholls's racing stables and Barbers farmhouse cheese. It has a good farm shop, an excellent primary school and two good pubs, the Manor Inn and the Alhampton Inn. There is a thriving village hall and parish church. Local shopping can be found in nearby Castle Cary and Bruton, home to the Hauser and Wirth gallery and restaurants that include "At the Chapel" and "Da Costa". Also close is 'The Newt' "one of the most exceptional country house hotels Britain has seen" according to the Telegraph. The gardens are open to the public and allow visitors to walk in amazing woodland gardens and eat in the various restaurants there. Local supermarkets include Tesco and Aldi in Shepton Mallet, Sainsburys in street and Waitrose in Wells. Other local attractions include Clarks Village in Street, Stourhead Gardens, Babington House, (Soho House's country mansion) and Longleat Safari Park.

Transport links are excellent with Castle Cary's mainline railway station to London and the South West just minutes' drive away. The Podimore roundabout and the A303 is just a seven minute drive.

Schools

Local independent schools include All Hallows and Hazelgrove prep schools, Millfield prep and senior, Downside and the Bruton schools. Local state schools include Ansford Academy, Sexeys Bruton and the Blue school in Wells.







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A Bus stop outside the property serves a number of the schools including Millfield, Sexeys and Ansford School

Directions

TA11 7HD

What3words: ///underline.losses.serve

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

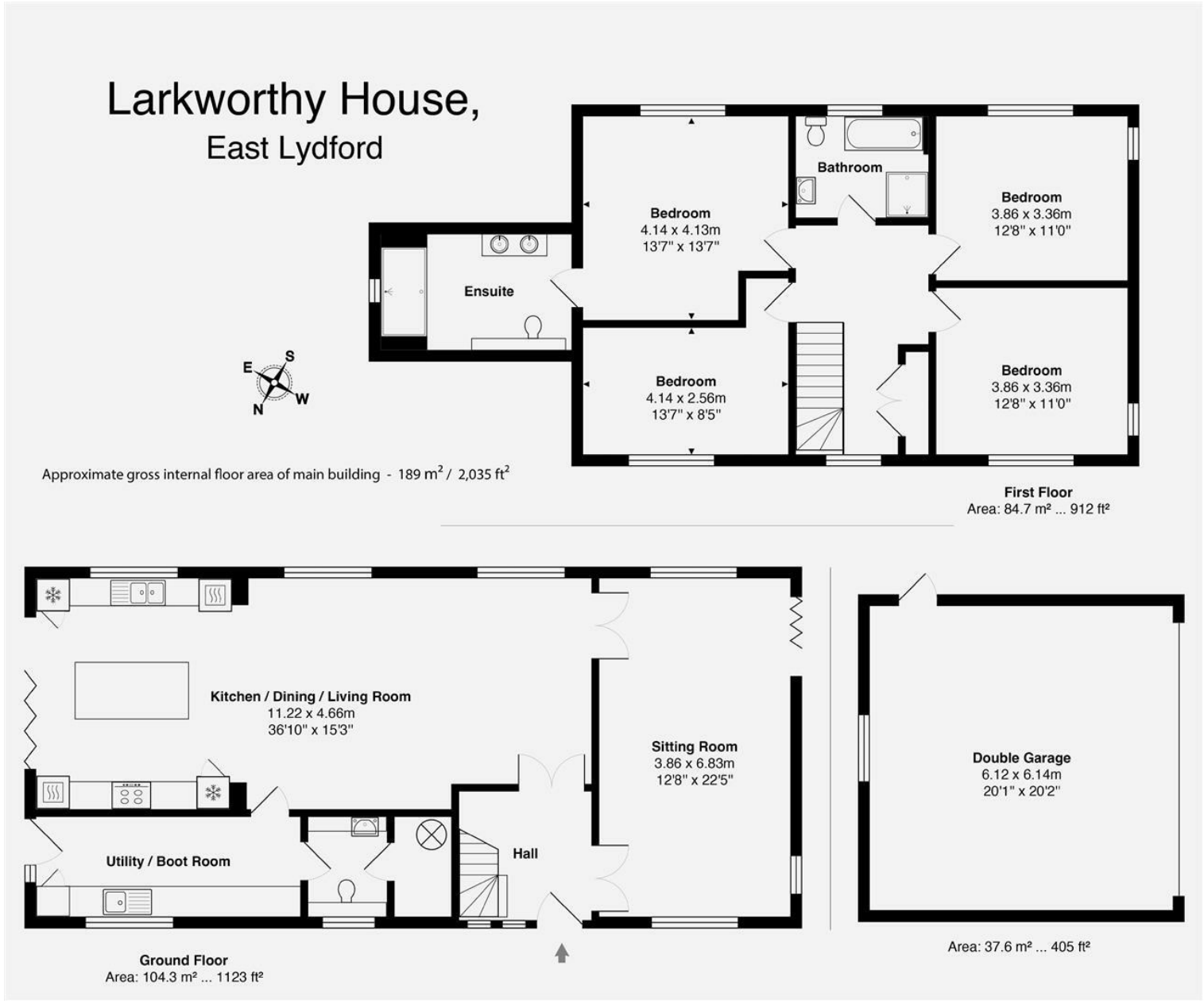
- Local Authority: Somerset
- Council Tax Band: TBA
- Guide Price: £940,000
- Tenure: Freehold

Part B

- Property Type: Detached
- Property Construction: Stone
- 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: Air source
- Broadband: Please refer to Ofcom website. https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker



Larkworthy House,
East Lydford



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

Wells
By appointment only: Bishopbrook House
Cathedral Avenue
Wells, Somerset
BA5 1FD
Tel: 01749 605088
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