

LODESTONE



Holly Cottage, Upton Noble





Holly Cottage, Upton Noble

BA4 6BB

Guide Price: £615,000

3 
Bedrooms

1 
Bathrooms

2 
Receptions

PROPERTY FEATURES

- Beautifully restored by a leading RICS Historic Building Professional
- Late 16th-century home with original beams and period features
- Landscaped gardens, orchard and pond
- Converted office, library, and garden store
- Desirable Somerset village near Bruton, Frome, and London rail links
- Heritage design combined with contemporary furnishings





We all love a period property; the age the craftsmanship the wonder of how many hundreds of years it has stood and if walls could talk, the stories they might tell. The fairy tale these houses can offer a buyer can quickly change to a horror story; damp, wood worm, rotten beams, the list can go on, but one thing is guaranteed; fixing these houses is not cheap and often repaired poorly with modern materials which struggle to harmonise with the original fabric of the house. Sometimes, however there will be one of these houses which will stand high above the scrutiny; welcome to Holly Cottage. Owned and painstakingly restored by one of England's foremost and respected Chartered Building Surveyors, an RICS accredited Historic Building Professional who's past work has included conservation and repair of Churches, Abbeys, Mediaeval, Tudor, Elizabethan and Georgian Houses and Palaces throughout Europe. His focus fell on Holly Cottage in 2002, a house in poor condition lacking modern amenities but fortunately a lot of original historically significant building fabric remaining. All of this and approximately 1 acre of garden, orchard and outbuildings. Whilst no records have come to light it is likely, due to the presence of original materials, that the house was constructed towards the end of the 16th century.

Arranged over three floors, entering the house one is immediately struck by the synergy of the old and new working effortlessly and harmoniously to create an inviting and highly functional home. Both in the sitting and dining room a warm embrace of traditionality presides whilst the bespoke kitchen offers modernity and functionality. Stairs in the sitting room rise to the first floor where original oak floor beams, elm floorboards and door extend along the landing and through into the two bedrooms and bathroom. A further staircase rises to the second floor where a large open room which is often used and a third bedroom offers a further sense of the house's heritage with exposed beams and a new dormer window which was





designed as a Dutch Loft opening that allows furniture to be hoisted from ground level.

Outside to say that that the undertaking of the house restoration was a labour of love it is clear to see that this energy and passion has been poured into the gardens. The premise was to create a place of peace and tranquillity, and it delivers this in spades. Specimen trees, shrubs, mature flower beds and borders, a pond and water feature are a few highlights that nod to the effort and energy that has gone into creating this oasis of calm. Following the delightful meandering path through the garden, a once dilapidated Livestock and Piggery emerge, no longer a home for the pigs and livestock, but a wonderful home office with a library and a garden store. Beyond, is a vegetable garden with several raised beds and a rewilded orchard lies at the far end of the garden. In all the grounds extend to approximately 1 acre. At the front of the house there is a tandem parking space for two to three cars with smart EV charger.



Upton Noble is a sought-after active village which provides something for everyone including footpaths all the way to Stourhead National Trust Property, monthly cafes, a pre-school and primary school, village hall and a church.

Upton Noble is approximately 8 miles from Frome and 3 miles from Bruton. Bruton is a fashionable and popular town in the heart of the Somerset countryside. The town has several well-known restaurants, pubs and bars including "At the Chapel" and "The Roth Bar" at the world-renowned Hauser & Wirth Gallery. The town also has a doctors surgery, pharmacy, vet, post office, several mini supermarkets, fuel station and numerous independent shops. There are excellent local independent schools include King's School Bruton, Bruton School for Girls and also the state owned boarding school - Sexey's. Bruton has it's own primary school and in close proximity are Millfield, Hazelgrove and All Hallows prep schools.



Frome is a historic market town with many notable buildings and features the highest number of listed buildings in Somerset. There is a range of excellent independent shops, cafes, pubs and restaurants. This historic Town is also popular for its artisan street markets and festival and cultural events, including regular live music concerts. There is a sports centre, and a newly re-opened Cinema.

For further shopping and recreational activities, Bath, Bristol, Wells and Yeovil are all within an hour's drive. The A303 provides a direct route to London via the M3 and there is a mainline rail service from Bruton to London Paddington (approx. 2 hours) and also the new train to Waterloo. Airports in Bristol and Exeter offer connections within the UK, Europe and beyond. Babington House private members club which offers a wide range of leisure and recreational facilities is just about 5 miles away. Frome station offers high speed rail links to London Paddington and London Waterloo.

Directions: What three words: consumed.chugging.quiet

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: D

Guide Price: £615,000

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

Water Supply: Mains

Sewerage: Mains

Heating: Oil

Broadband: Fibre Optic Broadband

Mobile Signal/Coverage: Please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking: Private Parking for up to three cars

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: Low Flood Risk

Coastal Erosion Risk: N/A

Planning Permission: N/A

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

Energy Performance Certificate: E

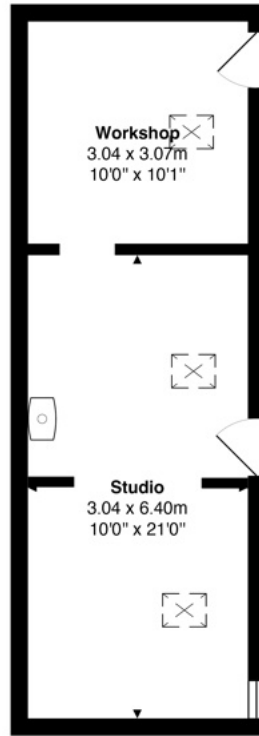
No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot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

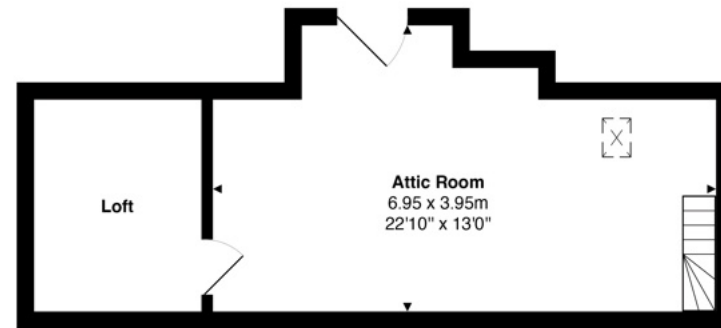


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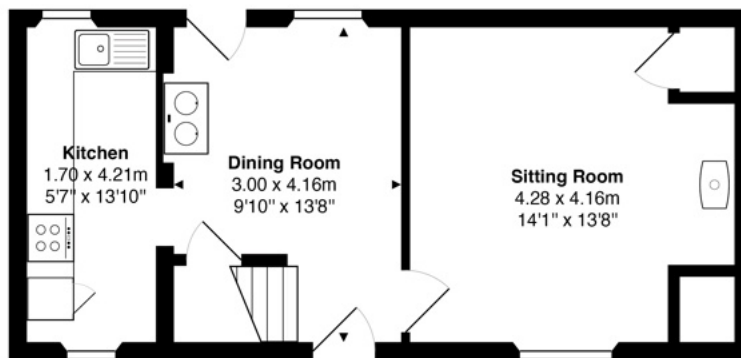
Approximate gross internal floor area of main building - 111.9 m² / 1,205 ft²



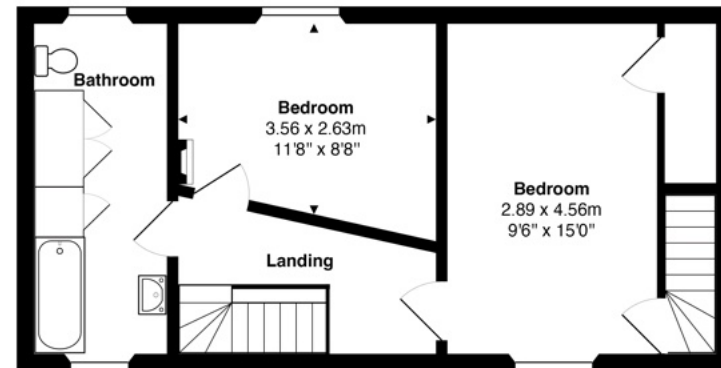
Area: 29.2 m² ... 315 ft²



Second Floor
Area: 30.2 m² ... 325 ft²



Ground Floor
Area: 38.8 m² ... 418 ft²



First Floor
Area: 42.9 m² ... 462 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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