

LODESTONE



The Old Orchard, Rope Walk





The Old Orchard, Rope Walk

BA4 6PA

Guide Price: £375,000

5 
Bedrooms

2 
Bathrooms

1 
Receptions

PROPERTY FEATURES

- Five bedroom detached family home
- Two bathrooms
- Dual aspect sitting room with doors to garden
- Kitchen breakfast room with utility room adjoining
- Garage and off road parking
- Active village community
- No onward chain
- Buyers Fee Applies -
- Auction Pack Available On Request
- Auction Date - Wednesday 1st July 2026



The Old Orchard is an attractive five-bedroom detached family home, built around 2005, and situated on a quiet no-through road in the heart of Evercreech, a popular and well-served Somerset village.

Evercreech is known for its sense of community and good range of amenities. These include a primary school, a doctors' surgery, local shop, pharmacy, hairdressers and the popular The Bell Inn which are all within easy reach of The Old Orchard. The village also offers beautiful local walks through surrounding countryside, making it ideal for those who also enjoy rural living.

This thoughtfully designed property offers spacious and flexible accommodation arranged over two floors. The ground floor opens into a welcoming entrance hall which provides access to the main living areas. The dual-aspect sitting room features an open fireplace and folding doors that lead directly out to the rear garden, allowing for plenty of natural light. The generous kitchen/breakfast room also enjoys direct garden access via double doors and is fitted with a range of integrated appliances, wooden worktops, a Belfast sink, and ample cupboard space and space for a dining table and chairs. A separate utility room provides additional storage, a sink, and internal access to the integral garage. A fully tiled ground floor shower room completes the downstairs accommodation.

Stairs from the hallway lead to a on the first floor where you'll find a spacious master bedroom with a fully tiled en-suite shower room. There are four further bedrooms, all served by a modern family bathroom. The property benefits from oil-fired central heating, with underfloor heating throughout the ground floor. It is connected to mains electricity, water, and drainage.

Outside, the rear garden is enclosed by a charming combination of stone walling and fencing. It is mainly laid to lawn, with some mature shrubs and an apple tree providing seasonal interest.

To the front, a wooden gate opens onto a gravel driveway offering off-road parking and access to the garage.

This is a well-proportioned, detached family home in a highly sought-after village, offering a peaceful setting with all the conveniences of village life close at hand.



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.

This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The winning bidder, assuming the reserve is met, is granted exclusivity of the property at the winning bid price for 28 days in which they must exchange, or the vendor reserves the right to remarket the property, and the reservation fee will not be returned, they will then have a further 28 days to complete. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3.6% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £5940 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice.

PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE SALE PRICE.

Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property, you will be required to complete further identity checks for anti-money laundering purposes, provide card and solicitors details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors. ****Guide price** - This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction. ****Reserve price** - Most auctions will be subject to a reserve price, if this figure is not achieved during the auction then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above the guide price.

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: F

Guide Price: £375,000

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: 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: Off Road an Garage

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: None

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.



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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