

The Lodge

Chilton Cantelo, BA22 8BE

George James PROPERTIES

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Guide Price - £538,500
Tenure – Freehold
Local Authority – South Somerset District Council







Summary
This unique detached stone character property dates back to the 1800s and is steeped in local history. Originally owned and built by the Goodford family, who once held the majority of the land in and around Chilton Cantelo, the property formed part of an historic estate the orginal main Grade II listed house is now being used as a private school. The Lodge offers an exciting opportunity for those looking to run a cattery business, with purpose-built facilities already in place and ready for immediate use. Set within a generous plot, the property also benefits from a self-contained one-bedroom annexe, a range of useful outbuildings, ample off-road parking, and extensive outdoor space. Subject to the necessary planning permission, there is further potential to extend and enhance the property.

Amenities
Chilton Cantelo is a small rural village, lying in between Mudford and Marston Magna and is home to the former Park School. There are nearby village Primary Schools and numerous public houses . The large commercial town of Yeovil is approximately a 10 minute drive to the south where all day to day amenities can be found together with secondary schooling and Yeovil College. Yeovil has its own train stations whilst there is a further station at nearby Sherborne.

Services
Mains water, Mains electricity with private drainage are all connected. Oil fired central heating to radiators. Council tax band D - Annex Council tax band A

What3words
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Living Room *12' 4'' x 11' 2'' (3.77m x 3.40m)*
Window to front and side, radiator, feature stone fireplace housing log burner, the existing front door has been covered by board but can easily be reinstated. cast iron spiral stair case leads to the first floor, door to -

Snug/Bedroom 3 *10' 11'' x 8' 11'' (3.33m x 2.73m)*
With window to side, radiator.

Dining room *11' 1'' x 6' 1'' (3.37m x 1.85m)*
Window to side, radiator, door to -

Kitchen *11' 10'' x 11' 6'' (3.61m x 3.51m)*
With window to side. Wooden work tops with stainless steel belfast sink, range of base and wall units, built in double oven, electric hob, freestanding dishwasher, space for fridge, and freezer, space for washing machine. door to garden and door to -

Shower Room *10' 1'' x 6' 0'' (3.08m x 1.82m)*
With two windows to side, low level WC, wash hand basin, Walk in shower with mains shower, heated towel radiator,

Landing
Four unique windows to side and front, the spiral stair case leads from the living room to the landing and two bedrooms.

Bedroom 1 *13' 1'' x 11' 0'' (3.99m x 3.35m)*
With window to front, sloping ceilings, radiator.

Bedroom 2 *11' 0'' x 7' 7'' (3.35m x 2.31m)*
With window to rear, sloping ceilings, radiator.

Annex
The annexe is completely separate from the main house. The annexe has its thermostatically controlled central heating system and garden area. EPC rating D

Annex Kitchen *12' 0'' x 6' 8'' (3.66m x 2.02m)*
Window to front, work top with stainless steel single bow sink and drainer, range of base and wall mounted cupboards with breakfast bar. freestanding oven, washing machine and space for fridge.

Annex Bathroom *6' 8'' x 5' 6'' (2.04m x 1.67m)*
With window to side, towel radiator, low level WC, wash hand basin, Panelled bath with shower screen and main shower over bath.

Annex bedroom *10' 10'' x 8' 9'' (3.31m x 2.67m)*
With window to side, built in wardrobe, radiator.

Annex Living room *12' 0'' x 10' 10'' (3.66m x 3.31m)*
With window to side, radiator, French doors, doors opening to -

Annex sun room *7' 3'' x 6' 2'' (2.21m x 1.89m)*
Wooden sunroom with glass panels, door leading to garden.

Former cattery
This building houses, 20 individual Chalets, store room, office, kitchen, WC. to the far end of the cattery there are 2 further large store rooms with power and lighting and double doors leading to a further gated parking area.








Outside

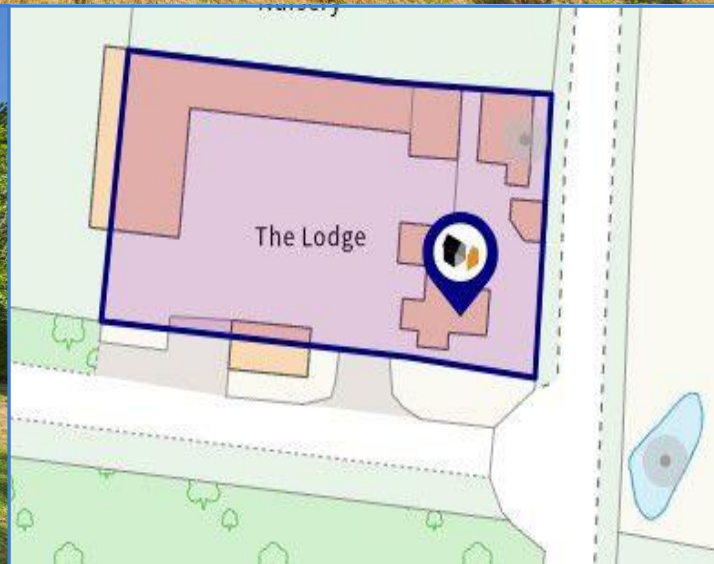
The property is very private and not over looked, there are 2 gravelled parking areas, upon entering the side gate nearest the property there is a large fenced off gravelled area which leads to a sunny garden with a number of mature shrubs, a wooden outbuilding which is currently being used as a store room with scope for a detached home office/studio, with power and lighting.

Agents Note

To assist with presentation, some images may have been enhanced using AI-assisted editing tools. These enhancements are intended to improve visual presentation while maintaining an accurate representation of the home.

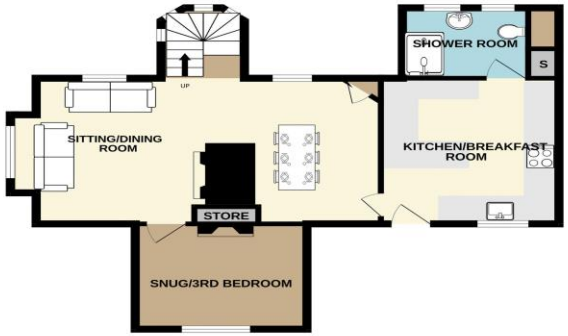




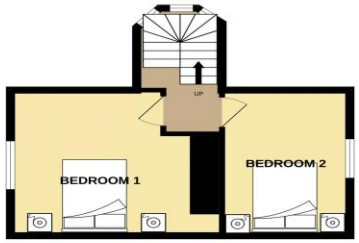




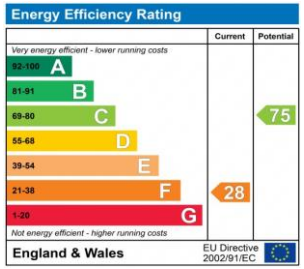
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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