

LODESTONE



The Sheiling





The Sheiling

BA3 5TN

Guide Price: £695,000

4 
Bedrooms

1 
Bathrooms

3 
Receptions

PROPERTY FEATURES

- Mid-18th century character home
- Four spacious bedrooms
- Stunning countryside views
- Beautiful mature gardens
- Scope to modernise & extend (STPP)
- Off-street parking & electric garage
- Excellent commuter links to Bath, Bristol & London



The Sheiling is situated in the hamlet of Charlton and enjoys a glorious rural setting with uninterrupted countryside views, whilst remaining within easy reach of Radstock and Midsomer Norton. Dating back to the mid-18th century, the property has been extended in more recent years to create a comfortable family home.

Arriving at the property a driveway provides off-street parking and the property also benefits from a double garage with electrically operated doors. The front door opens into a welcoming entrance hall with an attractive parquet floor, from which the principal reception rooms are arranged.

The sitting room extends across the full width of the property and incorporates a dining area positioned beneath a large picture window overlooking the delightful gardens. A door opens directly onto the terrace, creating an effortless connection between the house and garden.

On the opposite side of the entrance hall is a further reception room, with the kitchen situated immediately beyond. The kitchen enjoys attractive views across the gardens and surrounding countryside and presents an exciting opportunity, subject to the necessary permissions, to be combined with the reception room to create a superb open-plan kitchen/dining room, family room. A useful utility room lies adjacent to the kitchen and also provides direct access to the garden.

Stairs rise from the entrance hall to the first-floor landing, which serves four well-proportioned bedrooms and a family shower room. The generous loft provides excellent storage and, subject to the necessary consents, offers exciting potential to create an additional bedroom and bathroom.





The gardens are a particular feature of The Sheiling, being predominantly laid to lawn and interspersed with a number of mature trees. A rockery, formerly an attractive water feature, could easily be reinstated, while a traditional well adds further character. A dry-stone wall forms the boundary with the adjoining open countryside, perfectly framing the property's exceptional rural outlook. The garden is further complemented by a summer house and a new garden shed. The garage is fitted with doors to both the front and rear, providing excellent versatility and convenient access through to the garden. There is also access to a network of various rural footpaths directly from the property.

The property sits in the Somerset hamlet of Charlton and there are a variety of local amenities in the nearby villages of Mells, Radstock and the market town of Midsomer Norton. Whilst slightly further out you have the popular market towns of Frome and Bruton, and Shepton Mallet, and the cities of Wells and Bath. Babington House, Hauser & Wirth and The Newt in Somerset are all also within easy reach.

Bath, Castle Cary, Frome and Westbury stations provide high speed rail links to London; and the property is well placed for commuting to Bath, Bristol and the wider motorway network.

Radstock 2 miles, Midsomer Norton 2 miles, Mells 5 miles, Frome 8 miles, Wells 10 miles, Bath 12 miles Babington House 3 miles (All distances are approximate).

Directions: The Sheiling, Charlton, Radstock, BA3 5TN

What3Words : booklet.attitudes.archduke

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: E

Guide Price: £695,000

Tenure: Freehold

PART B

Property Type: Detached residential property

Property Construction: Standard Construction

Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls

Electricity Supply: Mains

Water Supply: Mains Water (metred)

Sewerage: Private drainage

Heating: LPG heating and hot water, underfloor heating in kitchen only

Broadband: 50Mbps down and 50Mbps up through a local supplier. There is also an option to upgrade to 100Mbps

Mobile Signal/Coverage: Please refer to Ofcom website.

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

Parking: Private driveway (2spaces) and garage (2 spaces)

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: No restrictive covenants known

Rights and Easements: N/A

Flood Risk: No flooding in last 5 years – Low Risk

Coastal Erosion Risk: N/A

Planning Permission: N/A

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

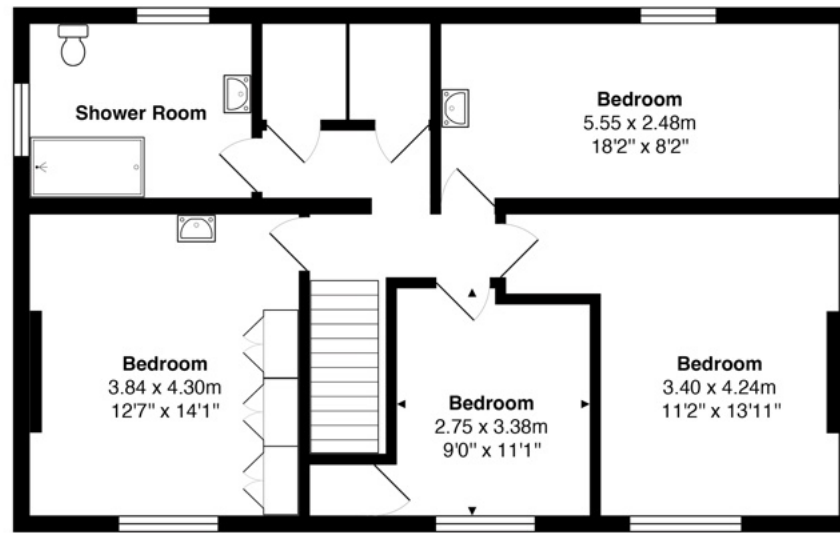
Energy Performance Certificate: F

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.

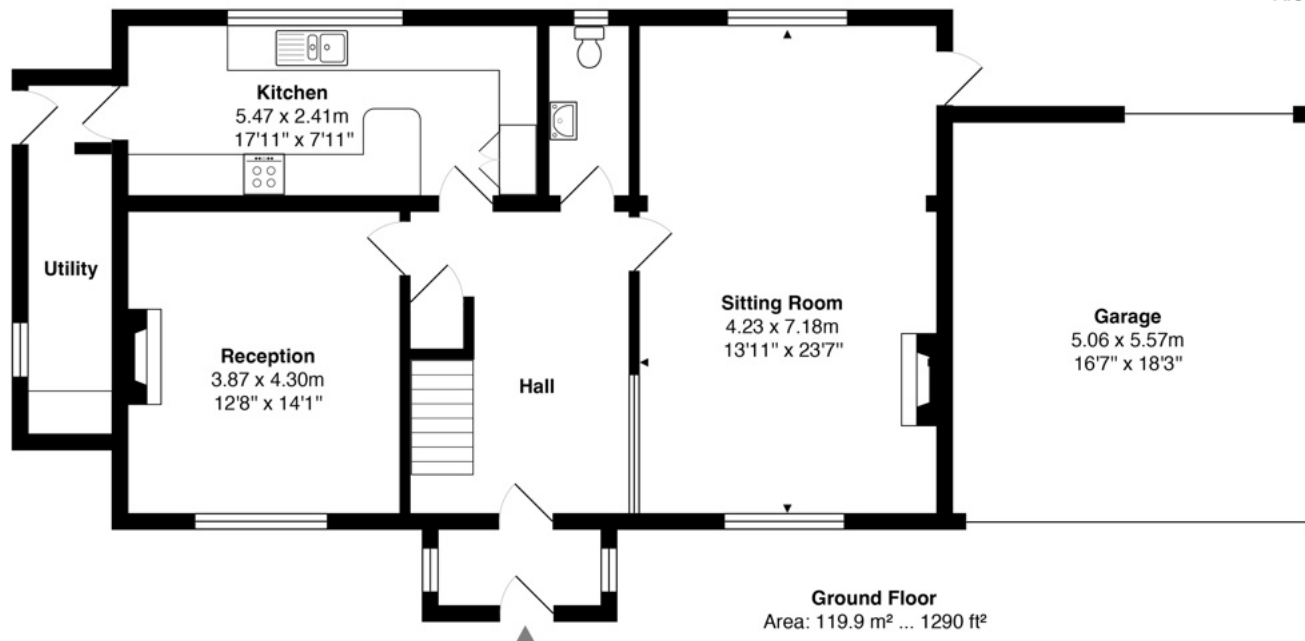
Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.

The Sheiling, Charlton

Approximate gross internal floor area of main building
- 201 m² / 2,162 ft²



First Floor
Area: 81.1 m² ... 872 ft²



Ground Floor
Area: 119.9 m² ... 1290 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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