

# LODESTONE



*Stonebrook House, Lower Somerton*









# Stonebrook House, Lower Somerton

TA11 7AF

£1,750,000

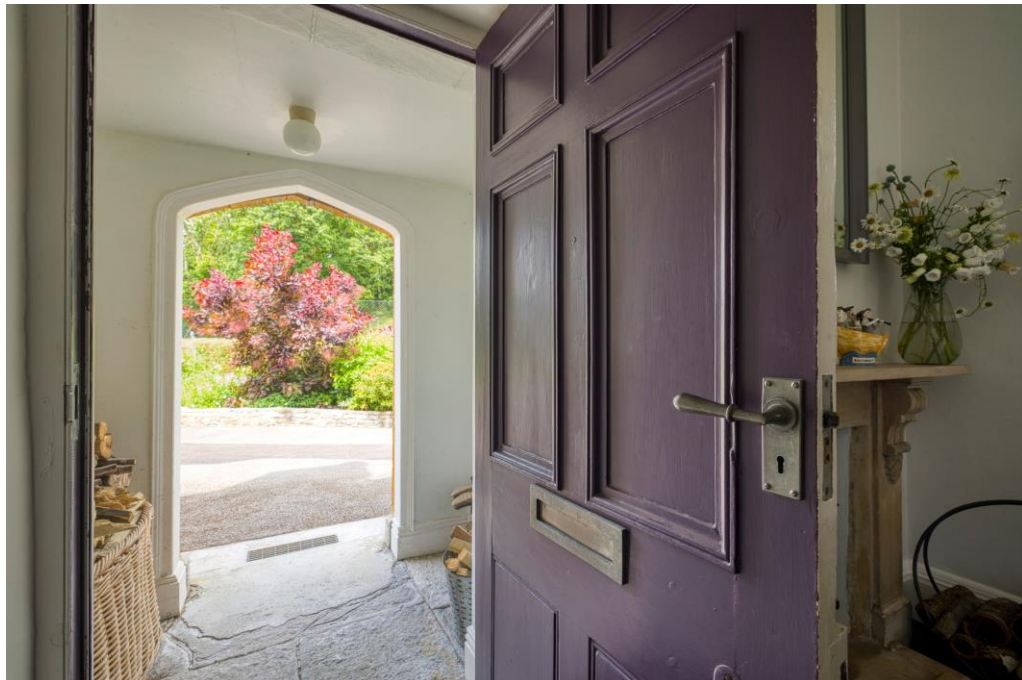
7   
Bedrooms

4   
Bathrooms

4   
Receptions

## PROPERTY FEATURES

- Stunning home with great character and charm
- Elegantly located on the outskirts of Somerton
- Beautiful grounds of just under 2.5 acres
- Charming 1 bedroom Coach House
- Up to 6 bedrooms with principal ensuite
- Contemporary studio space for creative working
- Tennis Court nestled in the grounds











Stonebrook House is one of a handful of beautiful houses that make up Lower Somerton. Situated in a quiet and secluded spot enjoying just under two and a half acres of beautiful grounds, and with a separate one-bedroom coach house, the property provides a stunning family home of great character and with plenty of scope to enjoy the best of rural Somerset living.

Stonebrook is a delight, with a tennis court perfectly placed within the quintessentially English gardens, the feeling here is of a small perfectly formed estate that is remarkably placed within a short walk of Somerton town centre.

Grade II listed, constructed of local blue lias stone, the origins of the property date from the 18th Century when a saddlery business was run within the deep stone walls. A grand and formal entrance was added in the 19th Century and after 40 years in the same ownership, the current family bought Stonebrook in 2010 and treated it to a careful and sympathetic modernisation. The imaginative addition of a contemporary studio provides a wonderful glass fronted space for creativity or traditional working and sits with beautiful views of the gardens. Adjacent to the studio, the informal entrance is spacious and practical, absorbing coats, boots and muddy dogs with practical stone floor tiles that run throughout the ground floor, to the formal living room and main hall.

To the left, there is a ground floor guest bedroom with ensuite shower room, and the utility room, larder cupboard and secondary staircase to the first floor complete this practical area. A stylish and comfortable kitchen provides the perfect hub for catering to family life and entertaining. A lovely double aspect room that combines the timeless aesthetic of a Neptune kitchen with Silestone worktops and an Everhot stove inset into a traditional inglenook, a beautiful slate lintel adding definition. A relaxed bench seat configuration with chairs around a large kitchen table provides plenty of









capacity for family and friends. Leading from the kitchen the accommodation transitions to a more formal style with a spacious and elegant main entrance hall and sitting room occupying the western end of the property. If required the scope of the sitting room allows plenty of room for a formal dining table and with two sets of double doors, one leading directly out into the garden and one into the conservatory, this configuration provides a fantastic set up for family celebrations and relaxation as well as for entertaining. The sitting room and entrance hall both feature woodburning stoves making for a very cosy welcome in cooler months.

A beautiful formal staircase rises to the first floor where there is a charming configuration of five bedrooms. An excellent balance of space and natural light combine with the clean lines and light touch of the décor, while fireplaces, sliding sash windows and window seats underline the history of the property. Four double bedrooms are served by a family shower room and are joined by the principal bedroom which comprises a dressing area and spacious en-suite bathroom with windows overlooking the gardens.

### Coach House

Dotted across the beautiful garden are delightful blue lias stone buildings which accommodate garden implements and provide ancillary storage to support the running of the garden. By far the largest and most impressive of these buildings is the former Coach House which has been treated to the same discreet and sympathetic conversion as the main house. The Coach House now provides a wonderful spot for guests and older adult children, or would, without doubt, provide a very popular destination as an Air bnb rental, subject to consent. The configuration has been kept simple and effective with the ground floor providing a comfortable seating area and kitchen area, with the first floor being a bedroom with en-suite shower room. The living area on the ground floor is flooded with natural light from a large, glazed panel fitted into the gable end and glazed double doors. Exposed stone walls, beams and oak flooring creating a lovely traditional







ambience that complements the very appealing contemporary layout. This building sits perfectly and sedately overlooking beautiful areas of planting and lawns.

### Outside

Stonebrook House, Coach House and gardens are bordered by an attractive blue lias stone wall on the North, South and West boundaries. The gardens are stunning and have been carefully and expertly curated by the current owners to provide colour, texture and structure throughout the seasons. There are many very well-established mature trees which give a lovely sense of privacy and seclusion and there is a great balance of elements with lawns, wooded areas, gently curving herbaceous beds and raised beds providing an exceptional opportunity for a keen gardener. With just under two and a half acres of land there is huge scope here with the current owner utilising some of the space to create a productive cut flower business. There is a delightful brook which divides the grounds, with the main areas of lawn, tennis court and productive area of the garden connected across two charming bridges. At the top of the garden there is a gate that opens onto Parsonage Hill from where Somerton town centre is a short walk away.

### Situation

Stonebrook House sits in an enviable and sought after position and is one of handful of very pretty houses that make up Lower Somerton. It is a small and friendly community that sits alongside Somerton with all that it has to offer. The property is very unusual and particularly desirable in offering land and gardens in what is essentially the centre of town. Somerton, the ancient capital of Wessex, stands as a distinguished market town in the heart of Somerset, offering a harmonious blend of historical significance and modern convenience. There are numerous independent retailers and a selection of cafes, coffee shops and award-winning pubs including the White Hart and Kingsdon Inn, with Italian restaurant and artisan bakery Alfredo's receiving rave









reviews for its food, service and atmosphere. The town's position within Somerset's stunning countryside provides residents with immediate access to both cultural attractions and outdoor pursuits whilst maintaining the convenience of modern amenities and excellent transport links.

Further afield are Stourhead Gardens, The Newt country house hotel and spa just outside Castle Cary, and Babington House, (Soho House's country mansion). Fourteen miles away is the fashionable small town of Bruton with its very popular restaurant/coffee/bread shop 'At the Chapel' and the world-famous Hauser and Wirth Art Gallery. Bristol and Bath are within approximately an hour's drive.

Castle Cary's mainline railway station just 9 miles away and Bristol Airport 30 miles away. The A303 with direct access to London and the South West is a few minutes' drive. There are a variety of excellent state and independent schools in the area including the well-respected King Ina academy. Local independent schools include Millfield Senior and Prep School, Wells Cathedral School, Downside School, All Hallows Preparatory School and Kings Bruton. State schools include Wells Blue secondary school, Crispin School in Street and St Dunstons in Glastonbury. The highly regarded Strode College is located nearby in Street.

#### **Directions**

Postcode: TA11 7AF

What.3.Words: // noise.readings.swims

**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: G

Guide Price: £1,750,000

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 Supply

Water Supply: Mains Supply

Sewerage: Mains Drainage

Heating: Gas central heating

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: Single garage with off street parking for several vehicles

### PART C

Building Safety: The vendor is not aware of any Building Safety issues.

However, we would recommend that the purchasers engage the services of a Chartered Surveyor to confirm.

Restrictions: The vendor is not aware of any restrictions on the property however we recommend this is confirmed with your conveyancing solicitor.

Rights and Easements: We are not aware of any rights or easements in regard to this property, however we would recommend that you review the Title/deeds with your solicitor.

Flood Risk: According to the following website <https://check-long-term-flood-risk.service.gov.uk/risk#> the property is at very low risk of flooding from surface water or rivers and the sea. Please contact Lodestone for further flood information.

Coastal Erosion Risk: N/A

Planning Permission: TBC

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

Energy Performance Certificate: N/A

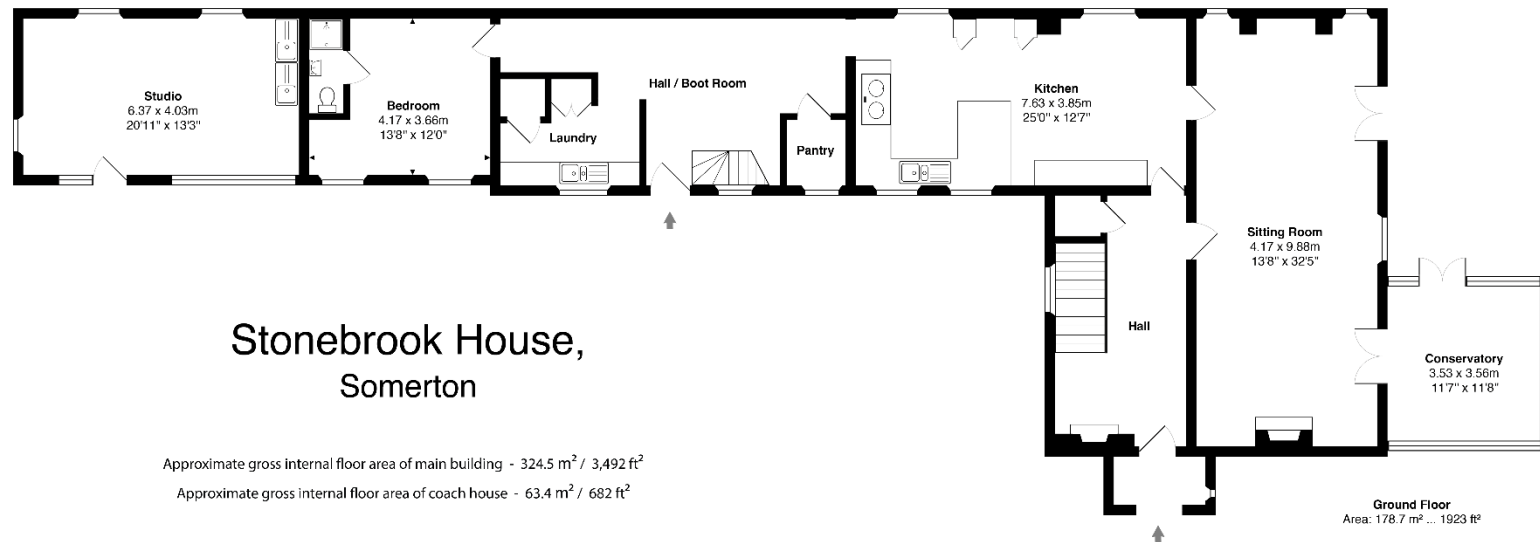
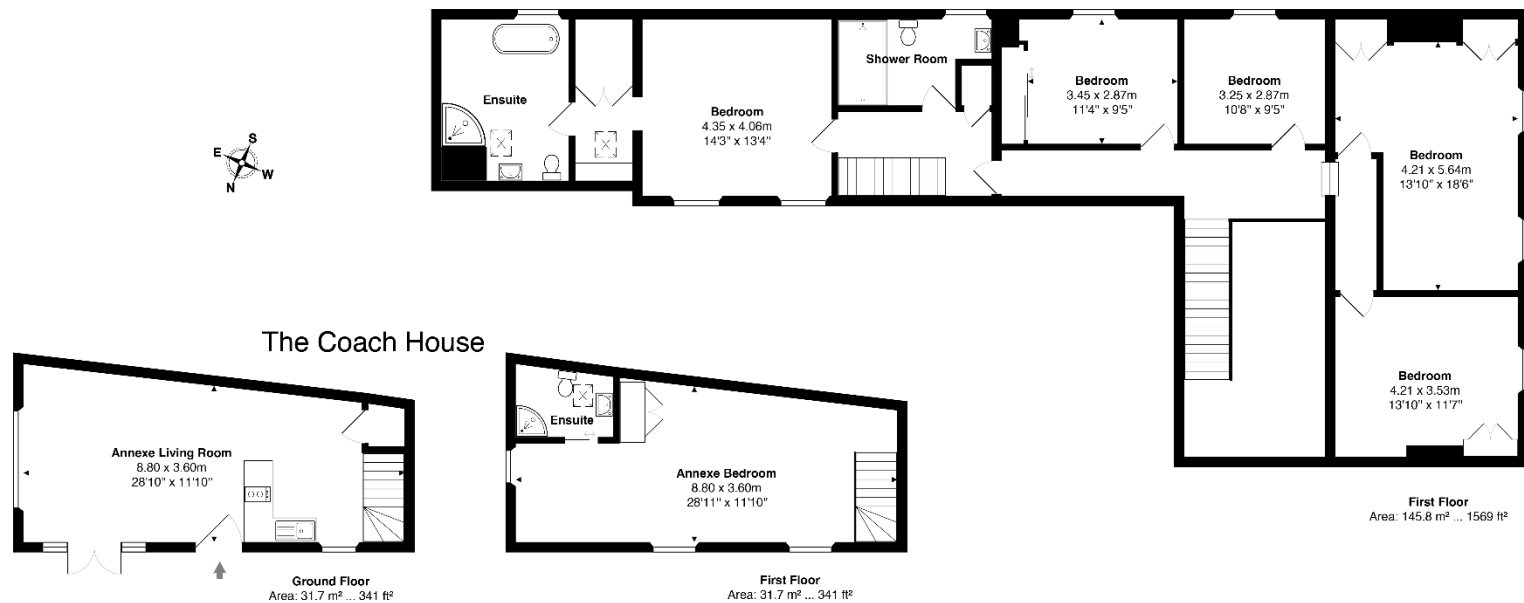
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Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating 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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