LODESTONE

Pillar Cottage, Wylye Champflower

Pillar Cottage, Wyke Champflower

BA10 0PR

Guide Price: £575,000

3 Bedrooms | 2 Bathrooms | 1 Receptions

PROPERTY FEATURES

- Attached stone farm cottage with far reaching country views
- Tastefully modernised by the current owners
- Rural hamlet close to Bruton
- Large sunny kitchen with island and Rayburn
- Three double bedrooms
- Rear garden with dining area and outdoor kitchen
- Secure off road parking behind electric gates
- Countryside views

Pillar Cottage is an attractive attached former farm cottage set within a peaceful rural dairy hamlet and enjoying far reaching views across the surrounding countryside. Built in blue lias stone and with double glazing throughout, the cottage has been thoughtfully updated and modernised by the current owners creating a comfortable and beautiful family home whilst retaining the character, warmth and charm of its cottage origins.

The accommodation is light, spacious and well suited to modern family life. At the heart of the house is a particularly impressive kitchen, with a vaulted and beamed ceiling creating a wonderful sense of space. Bifold doors bring lots of natural light into the room and open towards the front of the cottage, making the most of the outlook. There is a central island with breakfast bar, a range cooker as well as an oil fired Rayburn and generous amounts of worktop and storage creating a practical and sociable family kitchen, with a stable door leading out towards the rear garden. The kitchen leads through to the central part of the house, where there is a useful downstairs cloakroom/utility space, a downstairs loo and access to the reception rooms. The separate dining room is a lovely cosy room with wood-burning stove set within a stone inglenook. The sitting room is a light and welcoming double-aspect room, with a fireplace and wood-burning stove, providing a comfortable and characterful space in which to relax. There is also a generous Play Room / Reception Room, which would work equally well as a family room, snug or home office space, depending on the needs of the next owners.

Upstairs, the Master bedroom enjoys windows to the front and takes full advantage of the countryside views. It also benefits from its own en-suite shower room. There are two further double bedrooms together with a generous family bathroom.

Outside

Pillar Cottage is approached through electric gates, opening to a private driveway with secure off-road parking for several cars. A front garden and gated pathway lead to the front door with established planting creating an attractive first impression.
The rear garden is a particularly lovely feature of the property. Predominantly laid to lawn and enclosed by mature hedging, it feels private and secluded. The garden has been thoughtfully landscaped to create a wonderful space for both relaxing and

entertaining. A paved terrace sits immediately alongside the house providing an ideal area for outdoor dining. An impressive built in outdoor kitchen has been incorporated into the patio making it particularly well suited to summer entertaining.

From the terrace, steps lead down to the lawned garden which is surrounded by mature trees, shrubs and established planting, providing a good degree of privacy.

A peaceful and inviting garden, perfectly complementing the cottage's countryside setting.

Situation

The pretty hamlet of Wyke Champflower sits on the outskirts of Bruton. It is surrounded by undulating hills that typify the Somerset countryside. Bruton has an array of excellent restaurants along its High Street, including 'At the Chapel', 'The Old Pharmacy', 'Briar', and 'The Prickly Pear'. On the town's outskirts, the renowned Hauser & Wirth Gallery hosts 'The Roth Bar' and 'Da Costa', an Italian restaurant. For fine dining, the Michelin-starred Osip is a short drive away.

Bruton offers a range of amenities, including a doctor’s surgery, pharmacy, vet, post office, mini-supermarkets, a fuel station, and independent shops. It’s just a 10-minute drive to Castle Cary, which features a mainline railway station, the 'Creamery restaurant', and 'The Newt' nearby.

Transport links are excellent with Castle Cary railway station and the station at Templecombe providing direct services to London Paddington and London Waterloo. The A303 to the South links to London and the wider motorway network whilst the A36, M4 and M5 are all within easy reach. Directions Post code: BA10 0PR Pillar cottage can be found on the right-hand side of Wyke road as you leave Bruton towards the A371.

Schools

Bruton has its own primary school, Bruton Primary School and Community Kids Playgroup. The local village of Ditcheat has a primary school. For secondary schools there is King’s School Bruton, the state-owned boarding school - Sexey's and Ansford Academy in Castle Cary

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: C
Guide Price: £575,000
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: Private septic tank shared with next door
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

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: None
Rights and Easements: n/a
Flood Risk: very low
Coastal Erosion Risk: N/A
Planning Permission: n/a
Accessibility/Adaptations: n/a
Coalfield Or Mining Area: N/A
Energy Performance Certificate: E

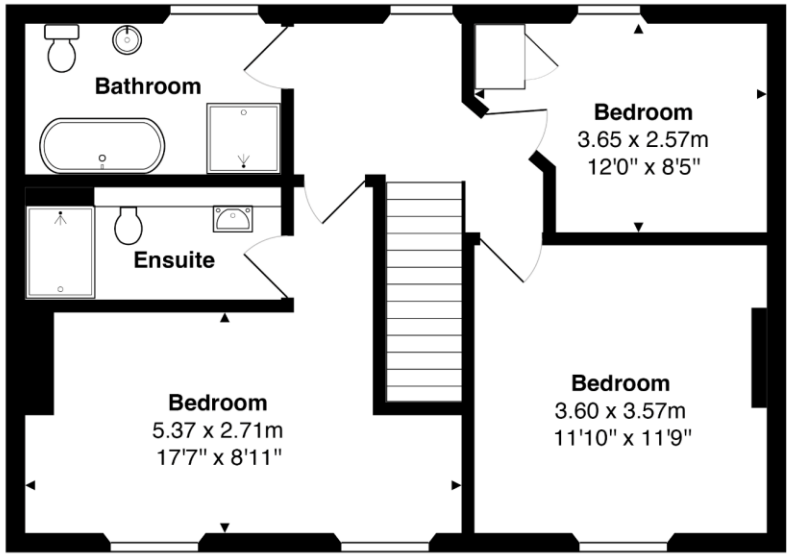
No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot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

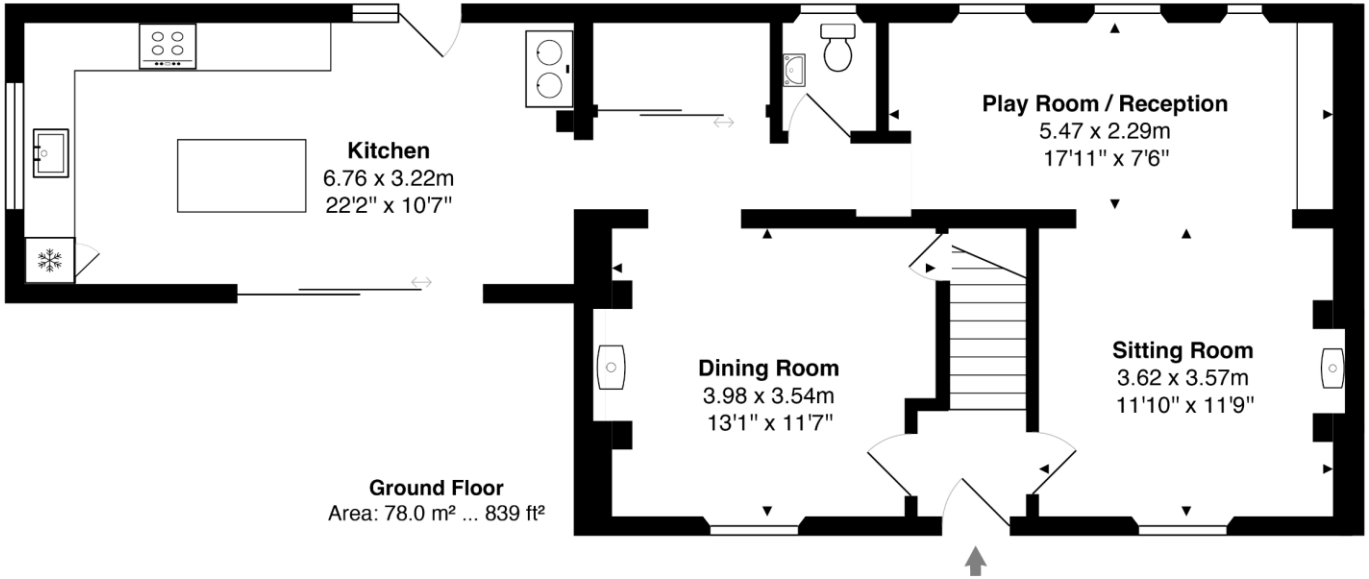
Pillar Cottage,

Wyke Champflower, Bruton

Approximate gross internal floor area of main building
- 135.2 m² / 1,455 ft²



First Floor
Area: 57.2 m² ... 616 ft²



Ground Floor
Area: 78.0 m² ... 839 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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