

LODESTONE



Campion, East Lydford





Campion, East Lydford

TA11 7HA

Guide Price: £450,000

4 
Bedrooms

2 
Bathrooms

2 
Receptions

PROPERTY FEATURES

- Period property retaining many original features
- Recently updated
- Four generous double bedrooms
- Family bathroom with separate shower and free standing bath
- Substantial living area
- Kitchen diner
- Snug / home office
- Pretty garden with lawns and paving
- Off street parking for up to 5 vehicles





For over 300 years, Campion has formed part of what was the hub of the local community - attached to the Old bakery and the village shop and post office.

The property has recently been reimagined, remodelled and updated, retaining much of its character and charm with added tweaks and flare to suit modern day living, creating a very unique property.

The kitchen features an original bakers oven, parquet flooring, exposed brick work and a pretty window with views to the garden, alongside the comforts of a modern kitchen. A pantry and adjacent utility area cater for a busy household. The living space is unusually substantial in size and combines period features with modern comforts. Original flagstones underfoot, exposed beams, two separate fire places and windows on three walls create a very bright, spacious and comfortable living space. For a more intimate setting, there is a separate snug at the front of the property with fibre optic cabling installed, making it ideal for use as a home office. Given the convenient location with main roads and mainline trains within easy reach, Campion is ideal for those enjoying flexible working arrangements.

The first-floor features four very generous sized bedrooms. All of the bedrooms host large windows, high ceilings and ample space for bedroom furnishings. Three of the bedrooms share a family bathroom which features a separate shower, free standing bath and a window which overlooks the rear garden.

The primary bedroom is both charming and impressive. With vaulted ceilings, exposed beams, an ensuite and walk in wardrobe - this is a very comfortable and peaceful retreat. Coupled with the option of access via a separate staircase the feeling of privacy within this suite is enhanced.







Outside

Campion features a pretty cottage style garden, with separate areas of lawn and paving, catering to different needs and desires. Doors open directly from the utility space adjacent to the kitchen, providing very convenient access for al fresco living. The garden is walled and a rear gate provides access to the car park, offering privacy and practicality.

Campion's formal entrance faces the road and is flanked either side with large planters framing something quite unique inside. There is off street parking for one vehicle here. Running along the side of the Campion is space for parking for three vehicles. Additionally there is a separate car park with parking for a further vehicle.

A path running directly alongside the property leads through adjacent fields. Offering excellent walks through the local area and leading to Babcarry.

Situation

Lydford is a very popular and peaceful village with a close-knit and friendly community. Local amenities include Budgens in Lydford, Cross Keys and other good pubs such as the Red Lion in Babcarry and the Quarry in Keinton Mandeville. Not far away is Ditchat, well known as home to Paul Nicholls's racing stables and Barbers farmhouse cheese. It has a good farm shop, an excellent primary school and two good pubs, the Manor Inn and the Alhampton Inn. There is a thriving village hall and parish church. Local shopping can be found in nearby Castle Cary and Bruton, home to the Hauser and Wirth gallery and restaurants that include "At the Chapel" and "Da Costa". Also close is 'The Newt' "one of the most exceptional country house hotels Britain has seen" according to the Telegraph. The gardens are open to the public and allow visitors to walk in amazing woodland gardens and eat in the various restaurants there.



Local supermarkets include Tesco and Aldi in Shepton Mallet, Sainsburys in street and Waitrose in Wells. Other local attractions include Clarks Village in Street, Stourhead Gardens, Babington House, (Soho House's country mansion) and Longleat Safari Park.

Transport links are excellent with Castle Cary's mainline railway station to London and the Southwest just minutes' drive away. The Podimore roundabout and the A303 is just a seven-minute drive.

Schools

Local independent schools include All Hallows and Hazelgrove prep schools, Millfield prep and senior, Downside and the Bruton schools. Local state schools include Ansford Academy, Sexeys Bruton and the Blue school in Wells. A Bus stop outside the property serves a number of the schools including Milfield, Sexeys and Ansford School

Directions

TA11 7HA

What3words: ///greet.secure.remember

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: £450,000

Tenure: Freehold

PART B

Property Type: Terraced

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: Gas

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: Numerous

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: The neighbouring properties have parking rights

Flood Risk: Rivers and the Sea, Very low Risk; Surface water, medium risk.

Coastal Erosion Risk: N/A

Planning Permission: N/A

Accessibility/Adaptations: N/A

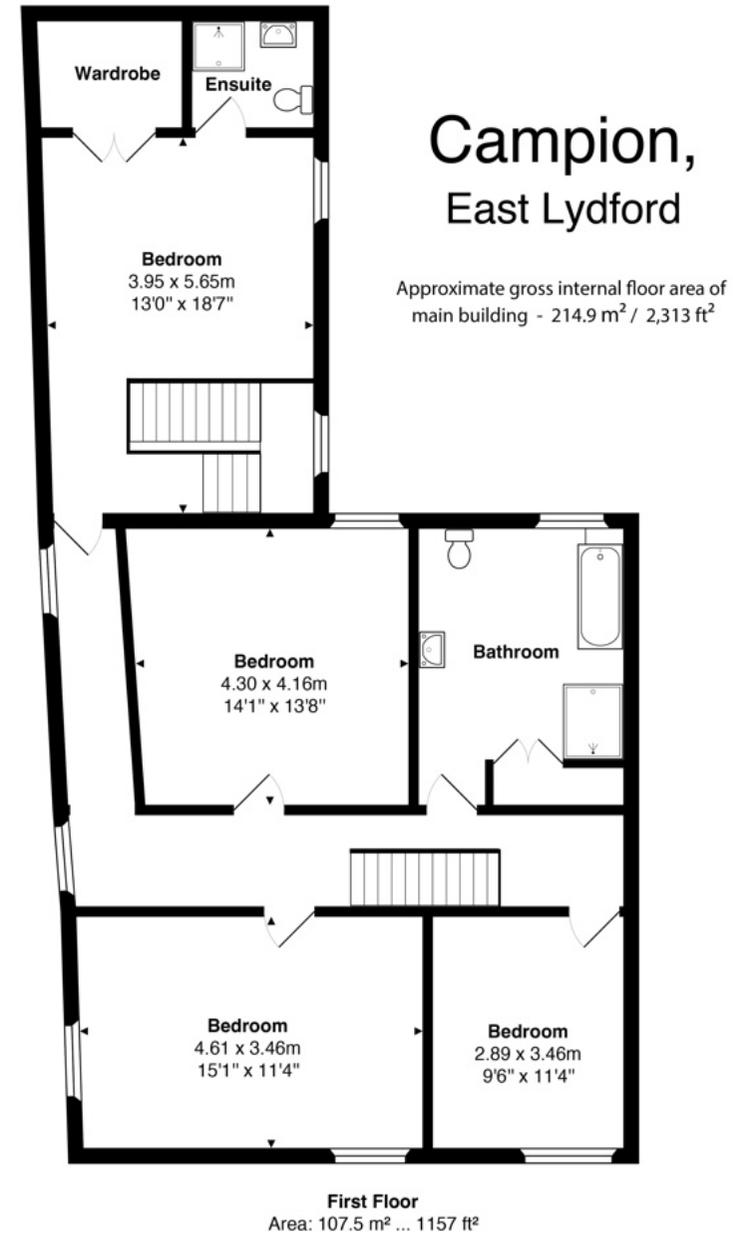
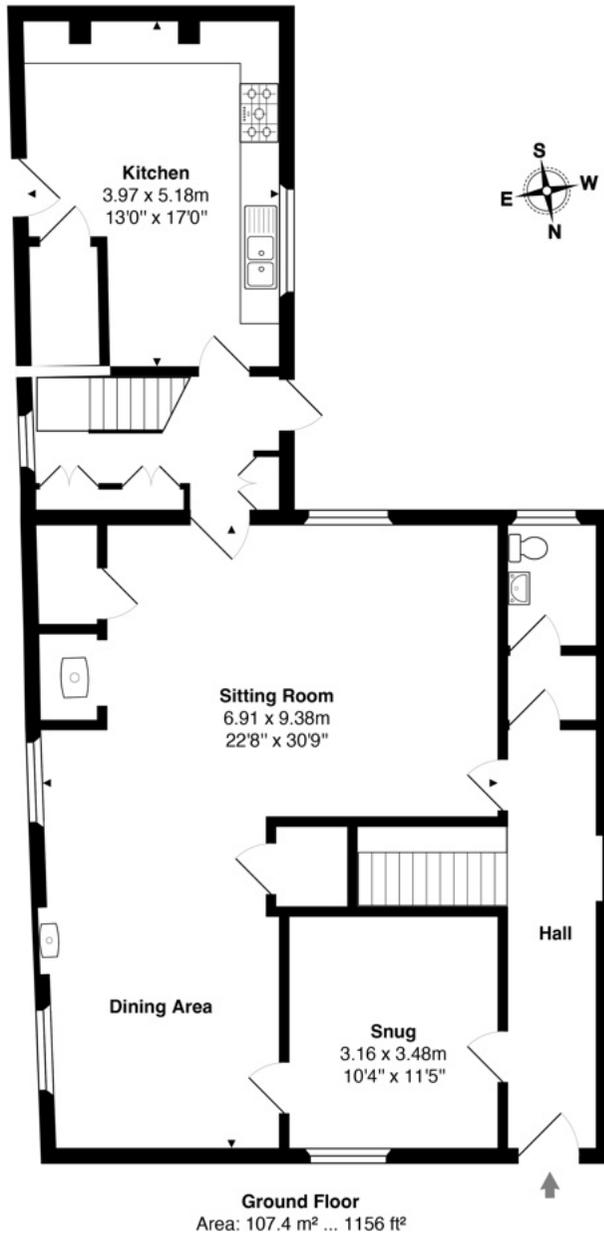
Coalfield Or Mining Area: N/A

Energy Performance Certificate: TBC

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.





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Approximate gross internal floor area of
main building - 214.9 m² / 2,313 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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