

LODESTONE



Vilmoray Lodge, South Brewham





Vilmoray Lodge, South Brewham

BA10 0JZ

Guide Price: £700,000

3 
Bedrooms

2 
Bathrooms

2 
Receptions

PROPERTY FEATURES

- Idyllic rural position in sought after village
- Detached lodge style property
- Situated on a no through road
- Views over countryside to King Alfred's Tower
- 8 miles from Castle Cary / 3.4 miles from Bruton





Vilmoray Lodge is a beautifully appointed property built 20 years ago to a very specific design brief which focused on creating a home that compliments its glorious, idyllic rural position as well as considered appointment of accommodation.

Positioned on a no through road, in the much sought after village of South Brewham, a gravel drive rises to the elevated position the house has, where ample parking is available for several vehicles. The house has a small vestibule separating the front door from the main hallway off which the principal accommodation lies. The sitting room is a versatile space with a beautifully constructed Oak framed garden room at the far end, which is separated by glass doors and when opened, create a wonderful space for entertaining. The natural light drawn from the garden room and double aspect windows in the sitting room, make this a wonderfully light space. The room also features an elevated fireplace. Along the hallway lies the dining room sitting centrally within the property and features a fireplace housing a log burner.

The adjoining kitchen is well appointed offering a range of storage cupboards both above below granite work tops which also includes an integrated electric oven and hob to complement the Stanley Oven is a range cooker which also heats the water and centra heating. An ideal space within the kitchen offers an area for informal day to day dining. Through an open doorway in the kitchen, is a utility room which houses a walk-in larder, access to the front drive and direct access to the garage. With the garage attached to the house it may, subject to seeking appropriate planning approval, present an opportunity reimagine the configuration of these three areas.





The positioning of the three bedrooms is further evidence of the considered design of the house which all lie on the outer edges of the property so not to interrupt the flow of the principal reception areas. The main bedroom has an en-suite bathroom and attractive views over the rear garden and countryside beyond as too does the second bedroom which along with the third bedroom is served by a family Shower room.

Outside

The gardens are a true highlight of Vilmoray Lodge. The rear lawn, interspersed with fruit trees and bordered by mature beds, opens effortlessly to the rolling countryside beyond. From the garden, there are uninterrupted views towards Alfred's Tower — a beautiful backdrop to this tranquil setting. A low-walled terrace off the garden room provides a lovely area for outdoor seating, with steps leading up to the lawn. The front garden is attractively gravelled, edged by established planting, and offers generous parking space to the front and side of the property.

Situation

South Brewham is a rural village 3 miles east of Bruton in the heart of the Somerset countryside. The village hall is a hub for activities hosting a variety of clubs and events. Just a short drive away is the town of Bruton with several well-known restaurants, pubs and bars including "At The Chapel", "The Roth Bar" and the world-renowned Hauser & Wirth Art Gallery. The town also has a doctor's surgery, pharmacy, vet, post office, several mini supermarkets, fuel station and numerous independent shops.

The newly opened country estate "The Newt in Somerset" offers restaurants, cafes and beautiful gardens with woodland walks.

<https://thenewtinsomerset.com>



The pretty town of Castle Cary is a few miles north offering further retail outlets and for larger towns Sherborne and Yeovil are approximately 30 minutes away. Castle Cary station provides excellent train links and the A303 being the main route East and West and is easily accessible.

Schools

Excellent primary schools at Upton Noble, Bruton and Castle Cary feed into local secondary schools, including Sexeys in Bruton, Ansford in Castle Cary and The Griffin in Sherborne. Private schools nearby are Hazelgrove Prep, All Hallows Prep, Kings Bruton, Sherborne Boys and Girls and Millfield, Port Regis, to name just a few.

Directions

Post code: BA10 0JZ

What 3 words: rival.outfit.preheated

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: F

Guide Price: £700,000

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

Water Supply: Mains

Sewerage: Private drainage

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: Multiple

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: N/A

Flood Risk: Very low risk for rivers/seas and surface

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.



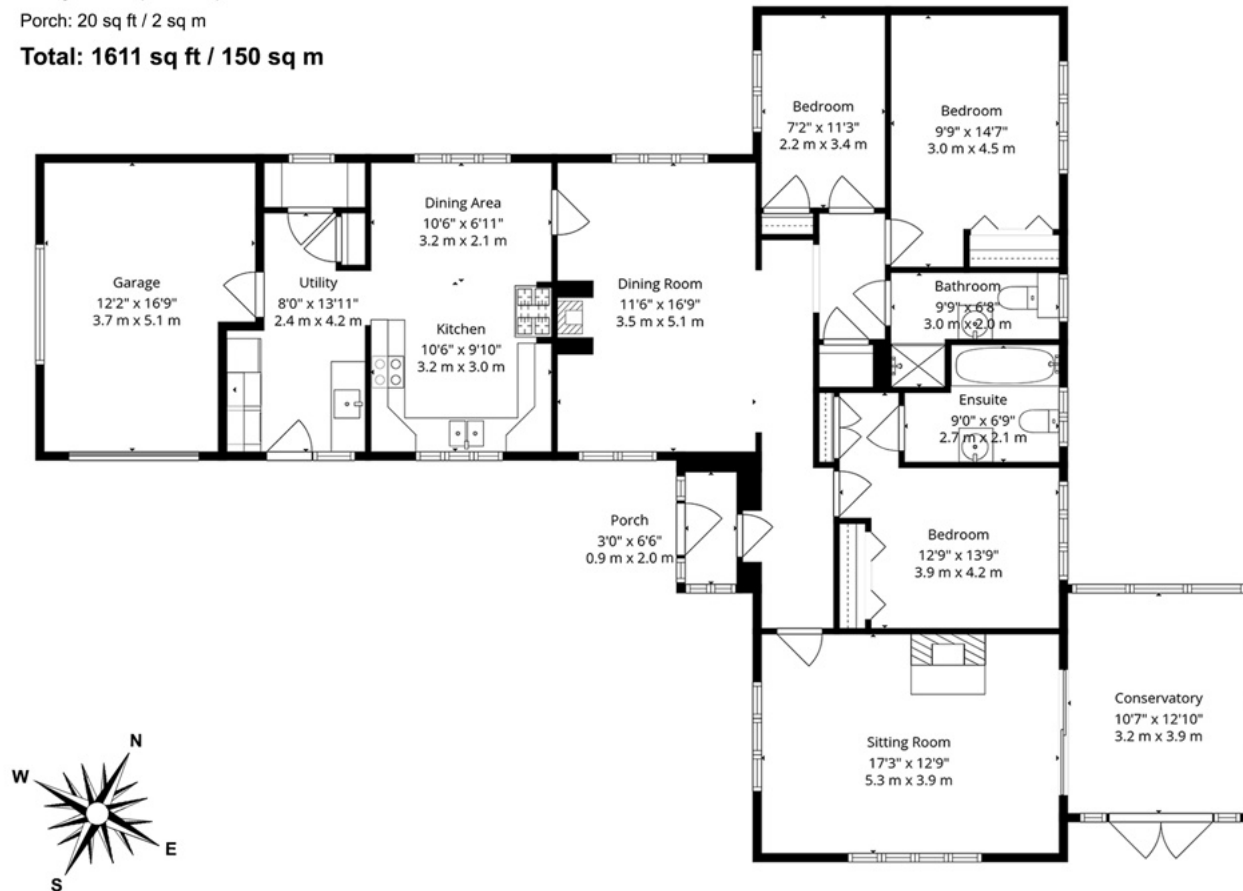
Vilmoray Lodge, Street Lane, South Brewham, Somerset, BA10 0JZ

Approximate Gross Internal Area: 1401 sq ft / 130 sq m

Garage: 190 sq ft / 18 sq m

Porch: 20 sq ft / 2 sq m

Total: 1611 sq ft / 150 sq m



This plan produced by Belle Maison and is not to scale and is for illustrative purposes only. Whilst every attempt has been made to ensure the accuracy of the details and measurements depicted there is no guarantee as to their veracity and no responsibility is taken for error, omission or misrepresentation or any of the details shown. Where room dimensions are not square, the measurements depicted are of the maximum length or width of the room and this may be taken into account when estimating the total floor area of the building. With the exception of eaves storage, Approximate Gross Internal Area includes fitted / built in cupboards, hallways and staircases. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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