

LODESTONE



Stoke Cottage, Stony Stoke





Stoke Cottage, Stony Stoke

BA9 8HY

Guide Price: £650,000

3 
Bedrooms

2 
Bathrooms

2 
Receptions

PROPERTY FEATURES

- Attractive village cottage
- Scope to extend if required subject to PP
- Two double garages
- Pretty cottage garden
- Close to Bruton
- Three double bedrooms
- Home office



In an elevated position within the charming hamlet of Stoney Stoke, set amongst the rolling hills surrounding the popular town of Bruton, lies Stoke Cottage. The property and its gardens exude charm and character, presenting an exciting opportunity to further enhance and evolve the house, which has been in the ownership of the current owner for over sixty years. A hard-standing area provides off-street parking in front of two separate garages.

Access to the property can either be gained via the garden, entering directly into the kitchen or through the front door located to the side of the house which opens into a spacious entrance hall that also serves as a dining area. Leading directly off the entrance hall are the principal reception rooms with a study to the right, the kitchen to the left and the sitting room positioned at the far end. The kitchen is comprehensively fitted with a range of storage units together with an integrated electric oven and gas hob. At one end of the room is a charming informal dining area with a window seat alongside an Aga and access onto the patio and gardens beyond.



A wrought iron spiral staircase also rises from the kitchen to one of the three bedrooms upstairs. Returning to the entrance hall there is a cloakroom which also provides access to a useful utility/garden room with further access to the garden. Double doors open into the spacious sitting room where a fireplace housing a log burner forms an attractive focal point.

Stairs rise from the entrance hall to the first-floor landing off which the bedrooms are arranged. The principal bedroom is served by a separate shower room, while bedrooms two and three are served by a family bathroom. Bedroom three also features the spiral staircase leading back down to the kitchen.



Outside

The delightful gardens are accessed via stone steps from the patio. Beautifully edged with established flower beds, the gardens include numerous mature shrubs and trees creating a wonderfully private and peaceful setting. There is also a charming stone-built Wendy house constructed by the former owner for his children together with the two garages and hard-standing parking area.

Situation

Stoney Stoke is a small hamlet nestled in the Somerset countryside. Approximately 3 miles south is the ancient and town of Bruton with its bustling and vibrant community and is home to a pharmacy, doctors' surgery, florists, boutiques and convenience stores. Popular eateries include "At The Chapel" and "The Roth Bar", part of the world famous art gallery "Hauser and Wirth". Wincanton is 3 miles north and has a greater selection of retailers and larger supermarkets. Also nearby is the bustling town of Castle Cary with many attractive and historic buildings including its C19th Market house and the C18th Roundhouse. The main street offers an assortment of individual shops, cafes and restaurants, a delicatessen, a wine shop and a contemporary art gallery. The town has a doctors' surgery, pharmacy, vet, post office, petrol station. Market day is Tuesday when fish, organic vegetables and homemade breads are sold on the cobbles in front of the Market House.

Schools

Bruton has its own primary school, Bruton Primary School, and there are three pre-schools; Ladybirds, Sunny Hill Nursery and Community Kids Playgroup. For secondary schools there is King's School Bruton and the state-owned boarding school - Sexey's.

Directions

Post code: BA9 8HY

What 3 Words: digital.remodels.position

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: £650,000

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: Gas (bottles) overground container

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: n/a

Rights and Easements: n/a

Flood Risk: Very low rivers/sea and surface high

Coastal Erosion Risk: N/A

Planning Permission: n/a

Accessibility/Adaptations: n/a

Coalfield Or Mining Area: N/A

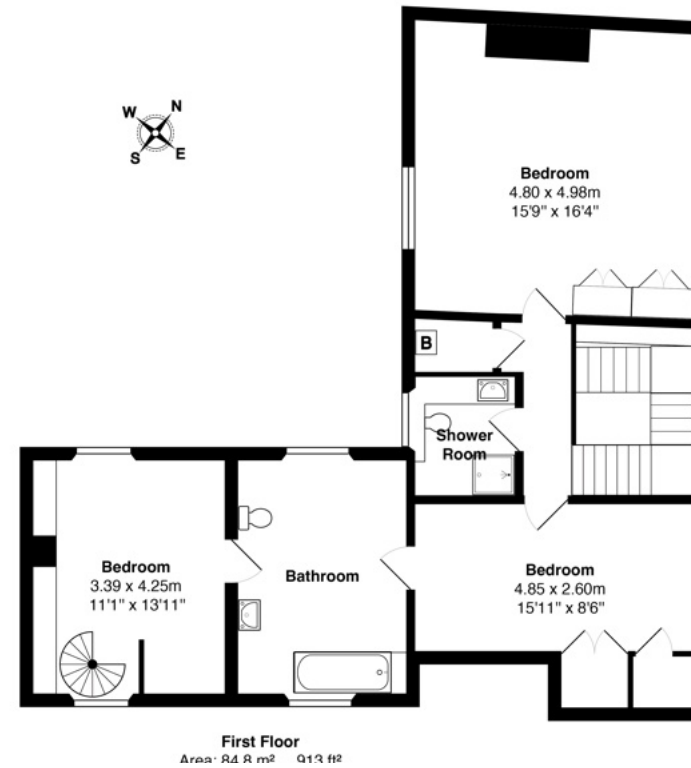
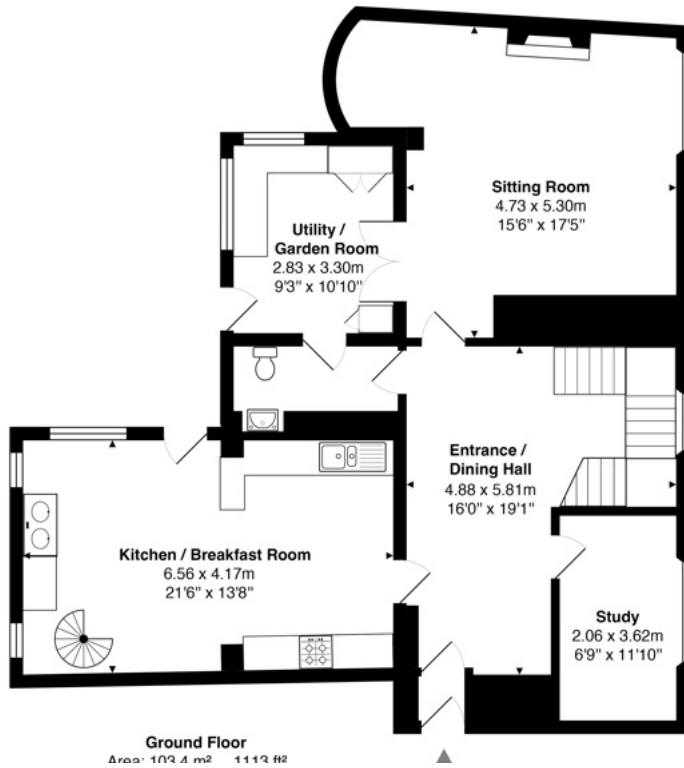
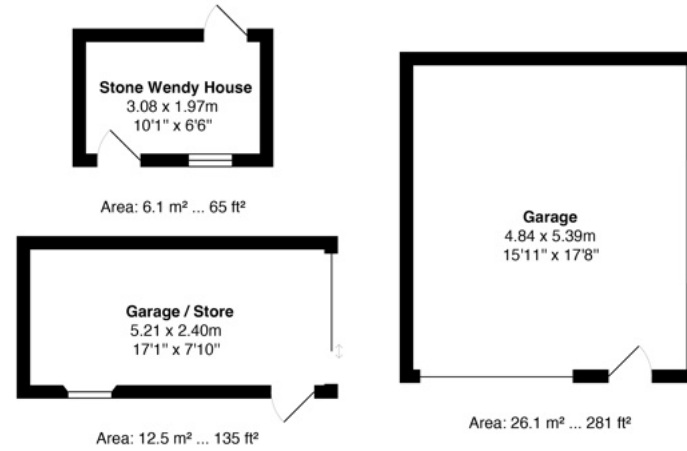
Energy Performance Certificate: F

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.

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Approximate gross internal floor area of main building - 188.2 m² / 2,026 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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