

# LODESTONE



*Church Cottage, Cloford*









# Church Cottage, Cloford

BA11 4PQ

Guide Price: £850,000

4   
Bedrooms

2   
Bathrooms

3   
Receptions

## PROPERTY FEATURES

- Period family house
- 4 bedrooms, 2 bathrooms
- Beautiful gardens
- Not listed
- Idyllic rural location
- Beautiful views
- Immaculately presented
- Double garage
- Workshops and sheds
- No onward chain









Situated in the pretty hamlet of Cloford, just five miles south of Frome, Church Cottage dates back to the 17th century offering period country cottage charm. In more recent times the property has been extended and now offers approximately 1900 sq. ft of accommodation over two floors.

The house is well situated in an elevated position off a quiet, no through road that winds its way through Cloford. Gates open to a gravelled driveway and a parking area for several cars. Seasoned stone steps rise to the front door set beneath a substantial porchway on the front façade of the house.

The kitchen, at the heart of the house, is full of character and has a lovely warm atmosphere. A four-oven oil fired aga heats the room and handmade bespoke units sit beneath a combination of solid oak and granite worktops. Recessed lighting illuminates a beautiful Artisan's limestone floor that extends to a dining area which features the original exposed stone wall and French doors that open directly to a terrace (outside). Adjacent to this space is a well-equipped utility room with Belfast sink and access to the garden. Off the kitchen is a comfortable sitting room furnished with a handsome woodburning stove and fully glazed doors that open to the gardens - aged oak beams in the ceiling watch over a magnificent flagstone floor.

At the far end of the house is a very cosy snug with a 'Morzo Squirrel' wood burner set into a fine chimney breast and beneath a fabulous bath stone plinth. Stairs from the hall lead to a landing that runs the length of the house.

The four bedrooms are elegantly furnished with seagrass carpet underfoot and all come with beautiful views of the garden. One of the bedrooms features some fabulous oak beams that lend the room real character. Both the bathrooms are luxuriously appointed with heated towel rails, solid oak units, a clawfoot bathtub, an overhead shower and premium fixtures and fittings.









### Outside

The gardens, surrounded by farmland, are beautiful and extend to approximately 0.8 acres. The house is beautifully positioned to make the most of uninterrupted views to the church and the rolling countryside beyond.

Lawns sweep away from a charming stone terrace to a boundary of hedging. Closer to the house is the perfect workshop along with a coal store a wood store. To the front of the house, a built in BBQ sits beneath a timber frame at one end of a generous South facing front garden. A variety of mature trees enrich the gardens and include a cobnut tree and several apple trees.

Elsewhere, a pretty glade to the West offers the perfect spot for home grown vegetables. Adjacent to the gravelled driveway is a double garage and a second workshop.

### Situation

Church cottage is one of a cluster of pretty houses that make up the small hamlet of Cloford. Situated down a no through road it is a haven of peace and tranquillity with no through traffic. St Marys Church that dates from the 15th century is picture perfect and acts as a beautiful backdrop to the house.

Although a rural idyl, Cloford is only 5 miles from Frome, one of the South West's leading market towns and recently featured in the Sunday Times as the "best place to live in Somerset". It has become a "foodie hipster haven" due to the influx of young families, with St Catherine's Hill at the centre of the artisan quarter. The town has a comprehensive choice of retail outlets and all the usual amenities. Founded in 2013, the Frome Independent is an award-winning independent street market that is held on the first Sunday of every month and attracts 80,000 people a year.

Also, within 15 minutes' drive is fashionable Bruton with its bustling high street, home to a florist, a pharmacy, and a variety of boutiques.





The renowned restaurant “At the Chapel” and the world-famous art gallery “Hauser and Wirth” are both on the doorstep. The pretty market town of Castle Cary is a few miles to the west, and offers several independent shops, pubs, interiors retailers and a bookstore.

Other local attractions include the newly opened country estate “The Newt in Somerset” and Stourhead gardens to the South.

Travel connections are good with easy access to the A303 that links London to the West Country. Rail links are excellent with trains from Frome, Bruton and Castle Cary to Paddington and Waterloo in London.

Excellent local schools in the area include King’s School Bruton and Bruton School for Girls, and the state boarding school - Sexey's, which has received the highest performing 6th form award in Somerset. Bruton has its own primary school and, in proximity, are Downside, Millfield, Hazlegrove and All Hallows prep school.

#### **Directions**

Postcode: BA11 4PQ

What.3.Words: strain.shipyards.onto

**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:** £850,000

**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

**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 for seas/rivers and surface water

**Coastal Erosion Risk:** N/A

**Planning Permission:** N/A

**Accessibility/Adaptations:** N/A

**Coalfield Or Mining Area:** N/A

**Energy Performance Certificate:** D

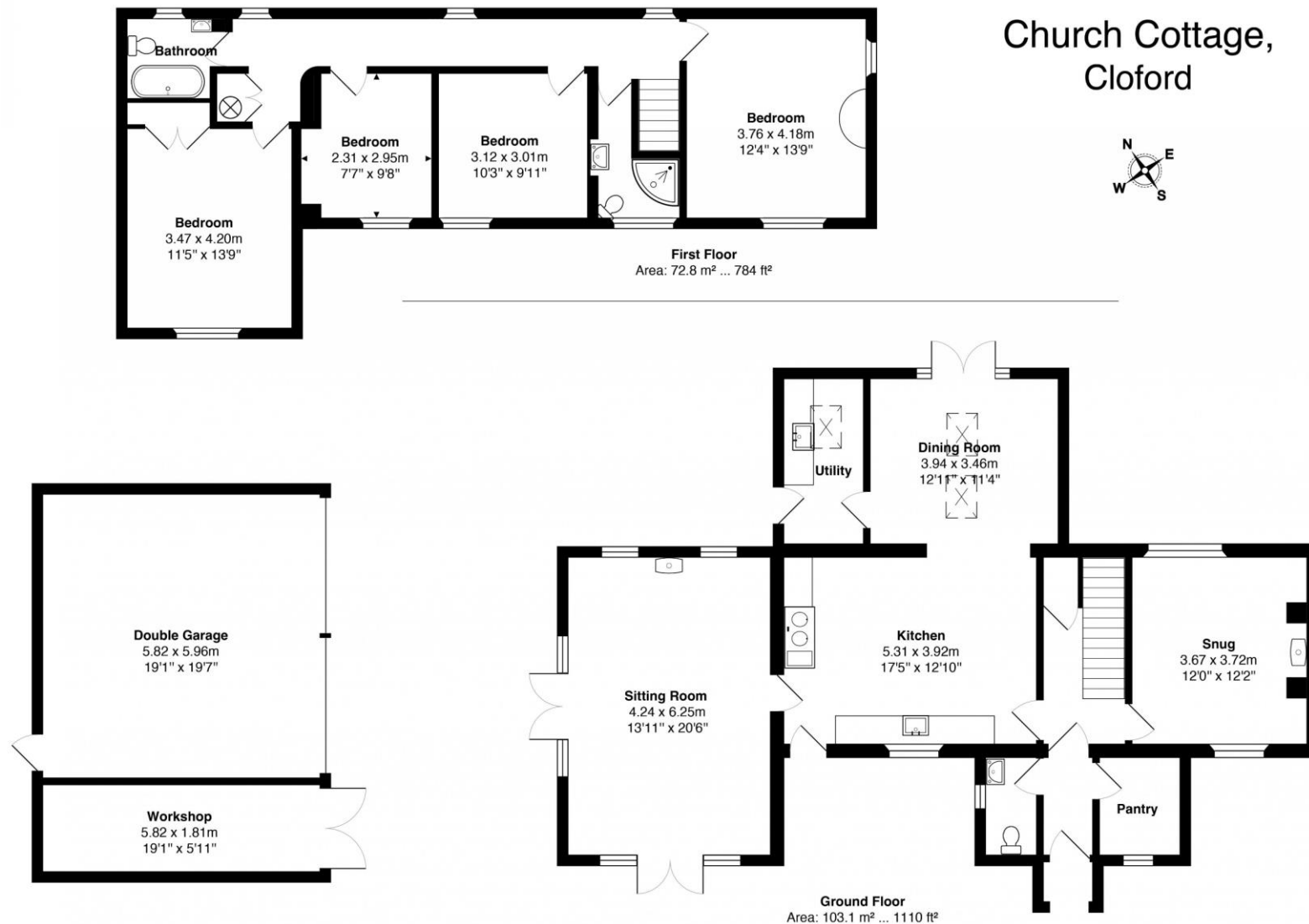
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Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to 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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