LODESTONE



The Cider Barn, Ditcheat



The Cider Barn, Ditcheat

BA4 6NE

Guide Price £540,000

3 Bedrooms | 1 Bathrooms | 2 Receptions

PROPERTY FEATURES

- Charming character property forming part of an exclusive development of just 7 converted farm buildings.
- Offering a wonderful sense of country living with riverside access
- 0.75-acre paddock - ideal for keeping animals, enjoying outdoor pursuits or giving children space to explore
- Conveniently situated on the outskirts of the popular village of Ditcheat and within easy reach of Castle Cary and Bruton
- Full of character and charm, featuring attractive exposed brickwork from the original stables.
- Well-proportioned kitchen/diner with French doors opening directly onto the garden
- Lovely enclosed garden with a garden office with electricity, ideal for home working.
- Garage with power, additional off-road parking, and shared residents' access to the delightful riverside setting at Arthurs Bridge
- Ideal family home
- Viewing recommended











The Cider Barn is a charming character property set within a small development of just seven converted farm buildings on the outskirts of the sought-after village of Ditcheat and offers a wonderful opportunity to enjoy a slice of countryside living having its own 0.75-acre paddock and a beautiful riverside setting.







The Cider Barn is a delightful home retaining a number of attractive features from its former life as stables, including areas of exposed brickwork. A composite front door opens into the welcoming entrance hallway, which provides access to the sitting room, kitchen/diner, ground-floor bedroom and cloakroom. The sitting room offers a cosy space to relax, featuring a fireplace with electric fire, useful understairs storage and attractive wooden internal doors. The spacious kitchen/diner provides ample room for a dining table and chairs, with double French doors opening directly onto the garden, creating a lovely connection between indoor and outdoor living. There is space for a freestanding fridge/freezer, an integrated under-counter fridge, an integrated washing machine and additional space for either a dishwasher or tumble dryer. Stairs rise to the first floor, where there is a master bedroom with en-suite shower room, a further bedroom and a family bathroom fitted with a bath.

OUTSIDE

Outside the property enjoys a delightful enclosed garden with mature trees and shrubs and a lawn, creating a peaceful and private outdoor space. Within the garden is a separate garden office with electricity, offering an ideal space for home working or a studio.

A garden gate at the far end of the garden provides rear access to the garages and further off-road parking, ideal for visiting family and friends. A particularly appealing feature of the property is its own approximately 0.75-acre paddock offering wonderful potential for those wishing to keep animals or simply enjoy the benefits of additional outdoor space and country living.

Residents of Arthurs Bridge also enjoy shared access to the riverside, with the upkeep of this lovely communal area being maintained between the residents.

The property benefits from parking to the front for up to 3 cars.

N.B. The property is served by a septic tank shared with four other properties.





SITUATION

The Cider Barn at Arthur's Bridge is situated on the outskirts of the picturesque village of Ditcheat, in the heart of Somerset and on the edge of the Mendip Hills. Famous for Paul Nicholl's racing stables, the village is home to the 12th century St Mary Magdalene Church and the 17th Century 'Manor House Inn'. The village also has a well-regarded village Primary school and near by farm shops. Nearby the town of 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 the newly opened '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.

Castle Cary itself is a charming market town with independent businesses, boutiques, and galleries. Every Tuesday, the local market showcases fresh, locally sourced produce such as organic vegetables, artisan bread, cheeses, meats, and fish. The town also offers a nursery, primary and secondary schools, a health centre, dental practice, library, bank, post office, butcher, newsagent, chemist, pubs, restaurants, and tea shops.

DIRECTIONS

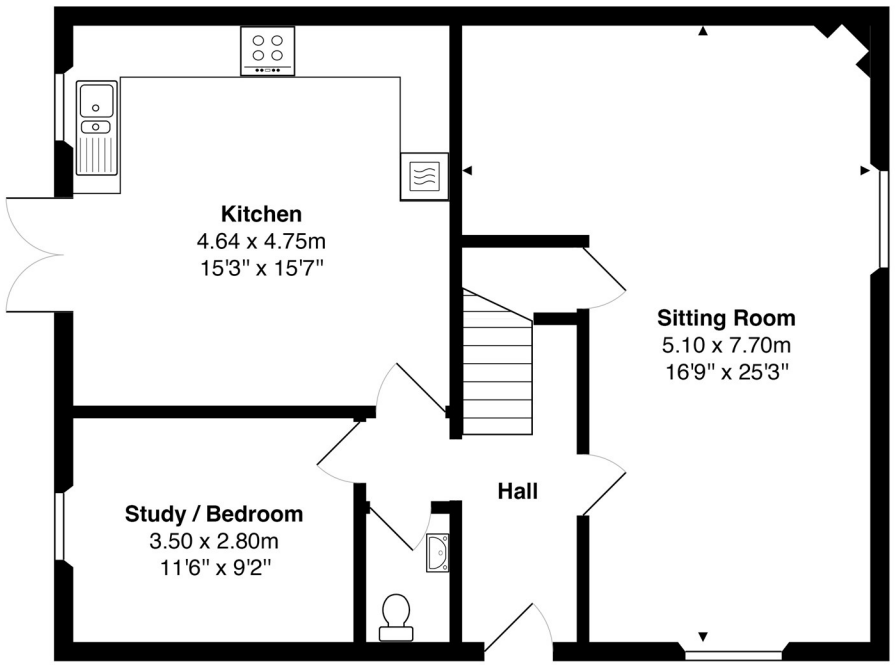
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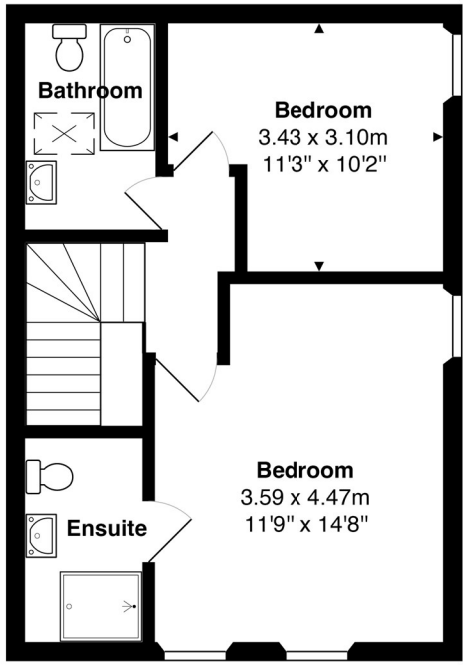


The Cider Barn,
Arthurs Bridge Farm,
Ditcheat

Approximate gross internal floor area of main building - 117 m^2 / 1,260 ft^2



Ground Floor
Area: 76.7 m² ... 826 ft²



First Floor
Area: 40.3 m² ... 434 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.

Bruton
Fry's Halt
Station Road
Bruton, Somerset
BA10 0EH
Tel: 01749 605099
bruton@lodestoneproperty.co.uk

Wells
By appointment only: Bishopbrook House
Cathedral Avenue
Wells, Somerset
BA5 1FD
Tel: 01749 605088
wells@lodestoneproperty.co.uk

www.lodestoneproperty.co.uk