

LODESTONE



Tilham Barn, Baltonsborough





Tilham Barn, Baltonsborough

BA6 8QA

Guide Price: £1,200,000

5 
Bedrooms

4 
Bathrooms

3 
Receptions

PROPERTY FEATURES

- Exceptional rural setting and views
- Handsome Timber framed property
- 4/5 generous bedrooms
- Open plan kitchen / dining
- Dual aspect sitting room
- Rear terrace overlooking gardens and small orchard
- Beautiful original stone separate 2 bed Annexe
- C 1.35 acres





Tilham Barn is a beautifully crafted timber-framed property, built in the late 1990s to exacting standards with an exceptional attention to detail. Set on the outskirts of Baltonsborough, within sweeping private grounds, the house occupies an elevated position with uninterrupted views across the rolling Somerset countryside towards the iconic Glastonbury Tor. Sympathetically designed to sit effortlessly within its rural surroundings, the property draws inspiration from the architectural character and rich heritage of the area, while offering the comfort and quality expected of a thoughtfully designed modern home.

Every element has been considered to create a house that feels both grounded and timeless. Flagstone floors in the entrance porch transition to oak floors, pairing with the timber framed property. The living space is grand in size with dual aspect offering views to the front and beyond and as well as straight through to the rear terrace and gardens. A fireplace with sandstone surround provides added atmosphere and warmth in the cooler months. A double set of French doors open seamlessly onto the rear terrace. The kitchen / dining room is similarly dual aspect and bright with French doors opening to the rear terrace and a lovely window opening the setting to the front. A shaker style kitchen, island and integrated appliances along with a log burning stove ensure a most comfortable space for entertaining or more intimate occasions alike. A large walk-in pantry and a bespoke utility room, with dog shower, laundry area, and boot space, make this a home perfectly suited to the practicalities of country living. A guest cloakroom and coat cupboard complete the ground floor.

Stairs lead to a bright landing with beautiful windows creating a lovely reading nook or space to pause and enjoy the surrounds. Three large and very comfortable double bedrooms lead off the landing. Each furnished with their own ensuite, high ceilings and large windows affording exceptional views and creating a very comfortable home.





The primary suite includes a particularly spacious bedroom with views to Glastonbury Tor, a walk in dressing room and ensuite bathroom with claw bath and separate shower. This floor also boasts the added luxury of a walk in linen cupboard. A further large double bedroom with sink sits on the upper floor along with a studio room. Built into the eaves and boasting several dormer/sky lights, this is a very attractive and bright space which could be utilised for a variety of purposes such as further accommodation / teenager's retreat / home office/ studio.

Outside

Tilham Barn sits proudly in approximate C 1.35 acres of private and mature gardens. Approached via a sweeping drive the front lawn slopes gently to meet mature hedging. The garden opens to the rural landscape and is dotted with mature apple trees and shrubbery. A climbing rose adorns the front of the house, with a stone wall and pretty gate to the left announcing the separate characterful stone barn.



The rear garden is completely private and magical. The paved terrace runs the length of the property providing ample space for al fresco living. Boarded by mature plantings in landscaped garden beds featuring various shrubs and touches of colour provided by the likes of roses, geraniums and hydrangeas. A beautiful wisteria drapes across the rear of the house. From the terrace, the garden opens into a small orchard of productive apple trees and the occasional pear and plum, a perfect setting for a summer picnic or campout. At the garden's end lies a tranquil wildlife pond surrounded by Gunnera and water lilies. The setting is peaceful and picture perfect. A log store and green house / potting shed complete this idyllic rural picture.

Positioned to the side of the main house and full of potential, the original stone barn offers further accommodation, currently configured with two bathrooms, two bedrooms (including a mezzanine), and a full kitchen.



The main living space is vaulted with exposed beams and awash with light from glazed stable doors - full of character and awaiting a gentle restoration to make it truly shine. Whether for multigenerational living, guests, or creative studio space, this also offers a unique opportunity.

Situation

Tilham Barn is a part of a cluster of properties on the outskirts of one of Somersets premium villages, Baltonsborough. Baltonsborough is a lively and popular village. Local amenities include a pub, a village hall, a primary school and church. A village shop is situated about 10 minutes drive away in Butleigh.

A good range of shopping and supermarkets can be found in nearby Glattonbury & Street (with its famous Outlet stores at Clarks Village), with the historic towns of Somerton, Bruton & Wells only about 25 minutes away. Local attractions include the Glastonbury Festival, the Hauser and Wirth Da Costa and gallery in Bruton, the Newt Hotel and gardens near Castle Cary, the Kingweston Golf Club and several good local pubs and restaurants. Bath and Bristol are both about an hour's drive to the North.

Local independent schools include Millfield School, All Hallows prep school, Hazelgrove, Kings Bruton and Wells Cathedral. Maintained schools include Strode College, Crispin School, Sexeys, Brookside Academy and the Blue School in Wells.

Local transport links are excellent with a mainline railway station in nearby Castle Cary offering direct services to London and the South West. The A37 and A303 offer good road links to London and the M5.

Directions

Post code: BA6 8QA What.3.Words: //magazines.miracle.elbowing

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: G

Guide Price: £1,200,000

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 supply

Water Supply: Mains supply

Sewerage: Private drainage

Heating: Oil fired central heating

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-street parking for multiple vehicles

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: We're not aware of any significant/material restrictions, but we'd recommend you review the Title/deeds of the property with your solicitor.

Rights and Easements: We're not aware of any significant/material restrictions or rights, but we'd recommend you review the Title/deeds of the property with your solicitor.

Flood Risk: According to the Government long term flood risk website, the property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding

Coastal Erosion Risk: N/A

Planning Permission: N/A

Accessibility/Adaptations: N/A

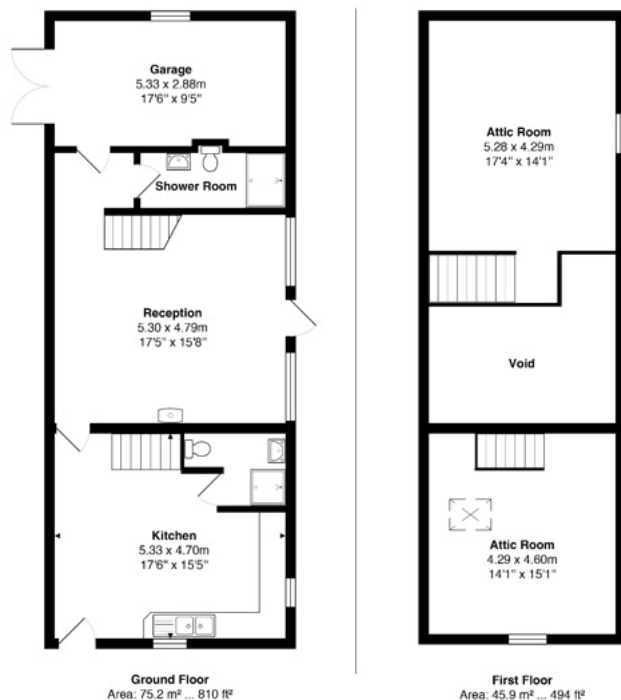
Coalfield Or Mining Area: N/A

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.

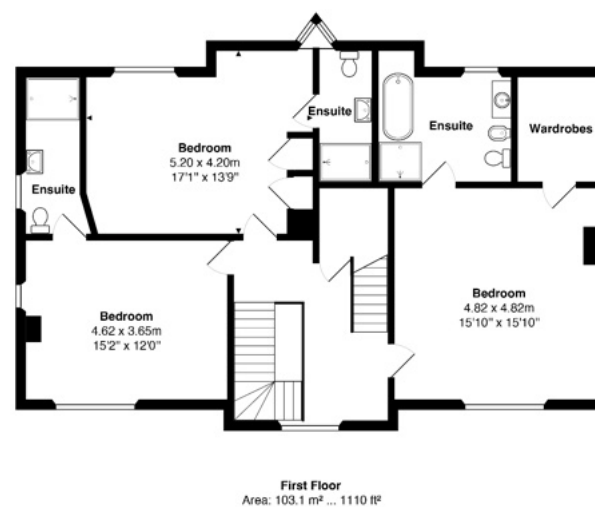
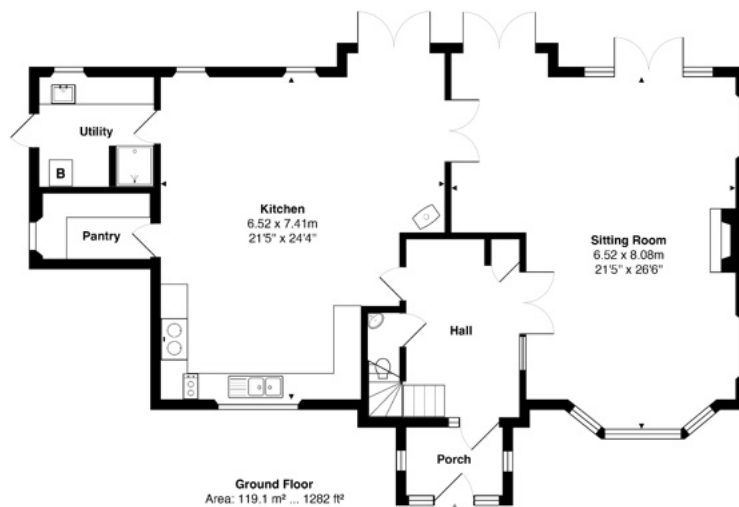
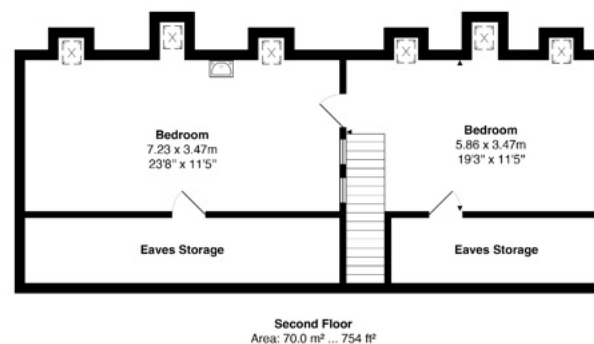
Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.





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Approximate gross internal floor area of main building - 292.2 m² / 3,146 ft²
 Approximate gross internal floor area of coach house - 121.1 m² / 1,304 ft²
 Approximate gross internal floor area of coach house - 413.3 m² / 4,450 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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