

LODESTONE



The Stables, Henton





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BA5 1PD

Guide Price: £1,195,000

5 
Bedrooms

3 
Bathrooms

2 
Receptions

PROPERTY FEATURES

- Elevated position with panoramic views across Mendip Hills
- Approx 1.3 acres including gardens, paddock and stream
- Striking contemporary conversion of a former stable block
- Versatile five-bedroom layout arranged across two wings
- Stunning open-plan kitchen, dining and living space with vaulted ceilings
- Beautifully landscaped courtyard gardens, terrace and outdoor entertaining areas
- Double garage, ample parking and original agricultural barn
- Peaceful rural setting just 10 minutes from the cathedral city of Wells
- Energy efficient home with air source heat pump, solar panels and battery storage





Set within approximately 1.3 acres and enjoying far-reaching views towards the Mendip Hills, this exceptional former stable block has been thoughtfully transformed into a striking five-bedroom home. Seamlessly blending contemporary architecture with its agricultural heritage, the house unfolds across two generous wings and sits harmoniously within its elevated rural setting. The cathedral city of Wells is just a 10-minute drive away, placing everyday amenities within easy reach while retaining a true sense of countryside seclusion.

Inside

Approached via a driveway off a scenic route between the small cathedral city of Wells and the popular village of Wedmore the property provides parking for several vehicles and leads to a double garage. The façade immediately sets the tone: a combination of original stone, oak cladding and black corrugated steel beneath a pitched roof fitted with solar panels.

The front door opens into a light filled entrance hall which links the two wings of the house. Sliding glazed doors on opposing sides frame views through the gardens, creating a wonderful sense of transparency and connection to the landscape. Traditional quarry tiles run underfoot.



At the heart of the home lies an impressive open-plan kitchen, dining and living space. Soaring ceilings with exposed timber beams enhance the volume, while large sliding doors draw in natural light and open directly onto the terrace. Oak parquet flooring extends throughout, warmed by underfloor heating. The bespoke kitchen has been beautifully crafted with oak cabinetry and worktops, complemented by a striking central island formed entirely from black Richlite. Integrated Bosch appliances include an oven, warming drawer, hob, dishwasher and fridge/freezer, while terrazzo tiles provide a refined yet practical finish underfoot.

The dining area and seating space are generous and well defined, centred around a wood-burning stove that brings warmth and intimacy during the cooler months.





Above, a peaceful mezzanine level provides an ideal study or reading area, complete with bespoke shelving rising towards the apex of the roof and a large rooflight drawing in daylight.

A separate utility room, fitted with oak units and stainless-steel worktops, provides further practicality along with direct garden access.

The bedroom accommodation is thoughtfully arranged to provide both privacy and flexibility. The principal suite is quietly positioned and features exposed Douglas fir beams, an oak-framed window and glazed doors opening onto a private courtyard garden. A spacious dressing room and an elegant en suite with freestanding bath, walk-in shower and double basin complete the suite. Two further bedrooms occupy this wing — one on the ground floor with a charming box window framing countryside view, and another set beneath the eaves upstairs with a large skylight offering panoramic vistas of the Mendips.

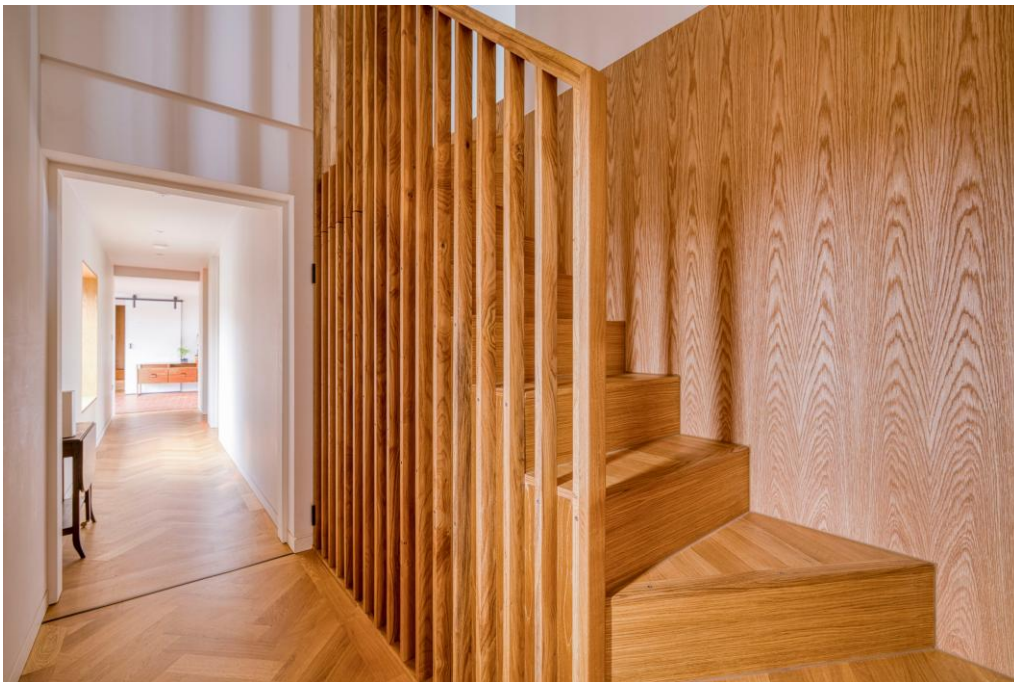
The second wing houses two additional bedrooms, both with direct external access, making them ideal for guests or multi-generational living. The larger of the two benefits from an en suite, while a separate bathroom serves the remainder.

Outside

The grounds are a defining feature of The Stables. Extending to approximately 1.5 acres, the house enjoys an elevated position with sweeping views towards the Mendip Hills. Both wings open onto a sheltered courtyard style garden enclosed by low stone walls and framed by established trees and seasonal planting. Directly accessed from the kitchen, a generous terrace laid with handmade red brick and edged with fragrant lavender provides a wonderful setting for outdoor dining and entertaining.

Lawns stretch out towards a gently sloping paddock where a stream meanders through the landscape, enhancing the sense of tranquillity.





Fruit trees, including apple and cherry, are dotted throughout the grounds, offering colour and seasonal abundance. An original open-sided agricultural barn remains within the garden, providing useful storage for logs and equipment, while also presenting potential for creative future use.

Situation

Henton is a popular village which is part of an active community of villages that lie between Wells and Wedmore, which provide a wide range of amenities. The nearby cathedral city of Wells offers all the usual attractions of a market town including banks, doctors' surgeries and dentists with supermarkets, a cinema and weekly markets every Wednesday and Saturday. The High Street is vibrant with a small selection of the usual chain stores plus a variety of independent shops, pubs and restaurants. At the very heart of the city is the medieval cathedral, Bishops Palace and Vicars' Close (reputed to be the oldest surviving residential street in Europe). The festivals in Wells are increasing in popularity each year with the Literary Festival attracting big names, the very well attended Food Festival and many regular arts festivals. With both the cathedral School and the cathedral itself there are endless opportunities for musical concerts, plus there are regular shows and comedy nights in the Little Theatre. Golf clubs can be found in Wells and on the Mendips. Sailing and fishing can be found on the Chew Valley and Blagdon Lakes.

The historic village of Wedmore has a wealth of local amenities and a good selection of shops. The village has three public houses and several clubs including Wedmore Golf Club, Wedmore Opera, a thriving W.I., football, tennis, bowls, and cricket clubs. There is a doctor's surgery and a dental surgery and post office in the village and there are active children's groups such as Scouts, Cubs, Brownies and Guides.

A good selection of State and Independent schools are within easy reach. Including Wells Cathedral School (approx. 4 miles) and Millfield School (approx. 8 miles).

Directions

Postcode: BA5 1PD

What.3.Words: ///robot.restrict.meaty

Viewings 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 Tax Band: B currently

Guide Price: £1,195,000

Tenure: Freehold

PART B

Property Type: Detached Property

Property Construction: Standard Construction

Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls

Electricity Supply: Mains Supply with Solar Panels and Battery

Water Supply: Mains Supply

Sewerage: Mains Drainage

Heating: Air Source Heat Pump

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 and Garage Parking

PART C

Building Safety: The vendor is not aware of any Building Safety issues. However, we would recommend that the purchasers engage the services of a Chartered Surveyor to confirm.

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

Rights and Easements: The Stables benefits from a right of way over the shared drive off the road which leads to the front of the property.

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: There is planning permission granted on a barn to the front of The Stables. This is not connected in any way to The Stables.

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

Energy Performance Certificate: B

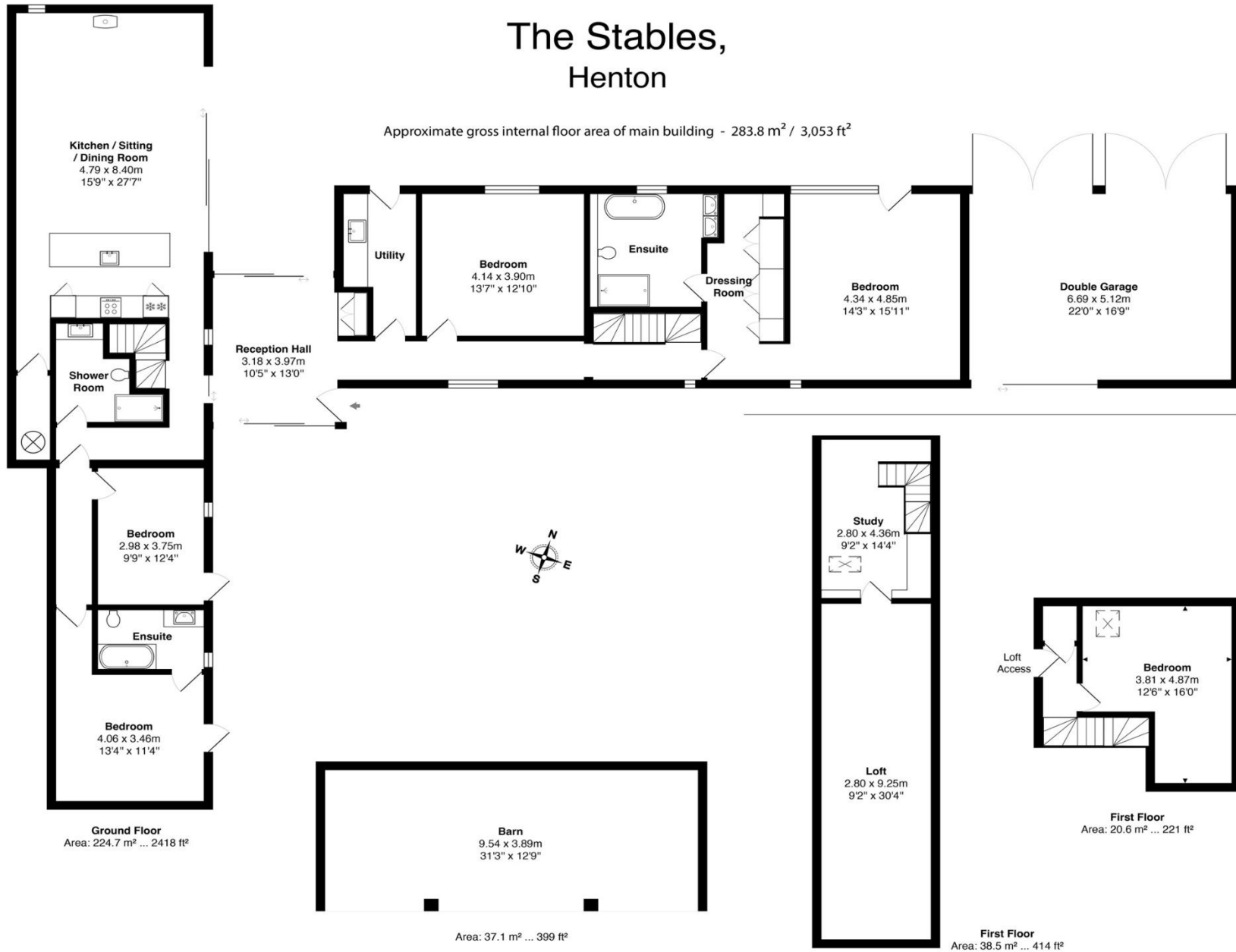
No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot 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 - 283.8 m² / 3,053 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

Melbourne House
36 Chamberlain Street
Wells, Somerset
BA5 2PJ
Tel: 01749 605088
wells@lodestoneproperty.co.uk

www.lodestoneproperty.co.uk

