

# LODESTONE



*Cherry Cottage, Westcombe*





# Cherry Cottage, Westcombe

BA4 6ER

Guide Price: £795,000

4   
Bedrooms

4   
Bathrooms

2   
Receptions

## PROPERTY FEATURES

- Set in a desirable village location near Bruton
- Picture-perfect cottage
- Wonderful gardens
- Separate ancillary accommodation offers a further bedroom
- Large double garage





Cherry cottage is an idyllic home, sitting perfectly elevated within in the picturesque village of Westcombe and in the heart of the Somerset countryside. This 18th century three-bedroom property is built of local stone with a beautiful and perfectly symmetrical frontage adorned with climbing hydrangeas and approached by pretty stone steps to an oak front door, framed with an attractive carved portico.

The main entrance hall retains its original flagstone flooring and leads into a study with stone mullion windows. The hall continues through to the heart of the home, a country style kitchen/diner, with French doors overlooking the fabulous surrounding gardens. From the kitchen a sitting room offers the perfect space to relax and unwind in front of an original fireplace with wood burning stove for cooler winters evenings. An excellent sized utility with airing cupboard is conveniently located adjacent to the kitchen with the addition of a downstairs shower room.



Three double bedrooms, again with appealing stone mullion windows, all overlook the surrounding vista of trees and pretty stone cottages covered in an abundance of flowering creepers and foliage – a true feast for the eyes. The master bedroom has an ensuite and a separate family bathroom is located between the guest rooms. The middle guest room has a drop-down ladder to access a large, boarded, loft space. There is a large walk in storage area above the Kitchen.

There is a separate and delightful outbuilding, which offers a further bedroom with a shower room, clad with wood which sits in perfect synergy within its surroundings. With a vaulted ceiling creating a feeling of space this provides fabulous alternative space for guests or family. There is a small hatch in the ceiling providing additional storage space.





### Outside

The current owner of Cherry Cottage has planted the garden with the most meticulous attention to detail – climbing roses, borders with shrubs and tasteful colour palates surround a large, paved terrace with ample room for garden furniture. From the garden stone steps descend to the double garage with an electric door and additional parking for up to two cars.

### Situation

Westcombe is home to the Westcombe cheese company whose premises include a shop selling their produce including their own charcuterie. The Woodshedding Brewery has a weekend bar called the Beer Hall which host events with live music and Street food. The village of Batcombe has an award-winning pub, The Three Horseshoes and an active village hall. Bruton, a five-minute drive, is a town in the heart of the Somerset countryside and is home to several well-known restaurants, pubs and bars including 'Number 1', "At the Chapel" and "The Roth Bar" at the world-renowned Hauser & Wirth Gallery with its newly opened Italian restaurant "Da Costa". The town also has a doctor's surgery, pharmacy, vet, post office, several mini supermarkets, fuel station and numerous independent shops. Further local attractions include Stourhead House and its gardens, The Newt in Somerset, and Babington House. The nearby town of Frome is a fifteen-minute drive and is home to a comprehensive choice of retail outlets and all the usual amenities. Founded in 2013 the "Frome Independent" is an award-winning street market that is held on the first Sunday of each month and attracts up to 80,000 people per year. The City of Wells is an easy 20 minute drive. The Wells festivals are increasing in popularity each year with the Literary Festival now taking place over two weeks and attracting big names in the literary world, the very well attended Food Festival and many regular Arts festivals. With the Cathedral School, Cedars Hall music school, and the Cathedral itself,



there are endless opportunities to enjoy musical concerts. In addition, the Little Theatre regularly hosts shows and comedy nights. The Wells marketplace has been a focal point over the ages and still is today with a twice weekly market on Wednesday and Saturday selling local produce and goods.

For further shopping and recreational activities, Bath is 40 minutes away and Bristol is 60 minutes. The A303 provides a direct route to London via the M3 and there is a mainline rail service from Gillingham to Waterloo, Castle Cary to London Paddington (approx. 2 hours) and also the new train to Waterloo from the Bruton station. Airports in Bristol and Exeter offer connections within the UK, Europe and beyond.

### **Schools**

Good local independent schools include King's School Bruton, Bruton School for Girls and also the state-owned boarding school – Sexey's. Bruton also has its own primary school and in close proximity are Millfield, Hazelgrove and All Hallows prep schools and Downside.

### **Directions**

**Post Code:** BA4 6ER

**What.3.Words:** ///: Fuzzy.crowds.economics

**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:** £795,000

**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:** Garage

### 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:** Surface - Low / Rivers and Seas - Very Low

**Coastal Erosion Risk:** N/A

**Planning Permission:** N/A

**Accessibility/Adaptations:** N/A

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

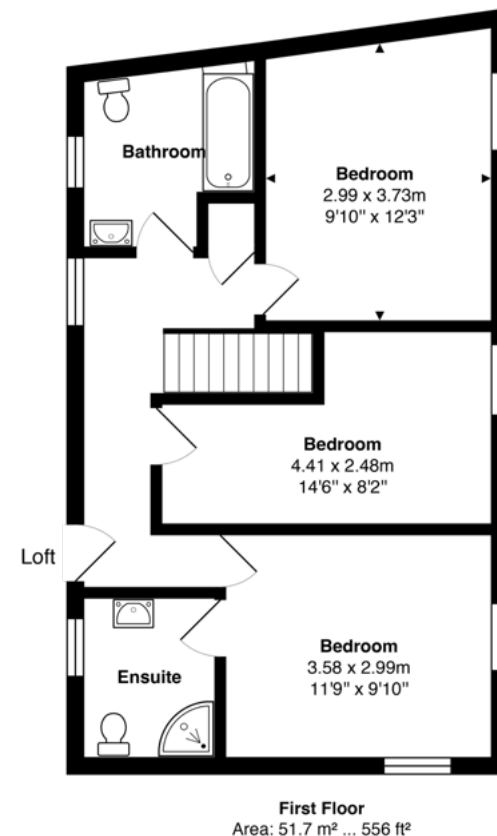
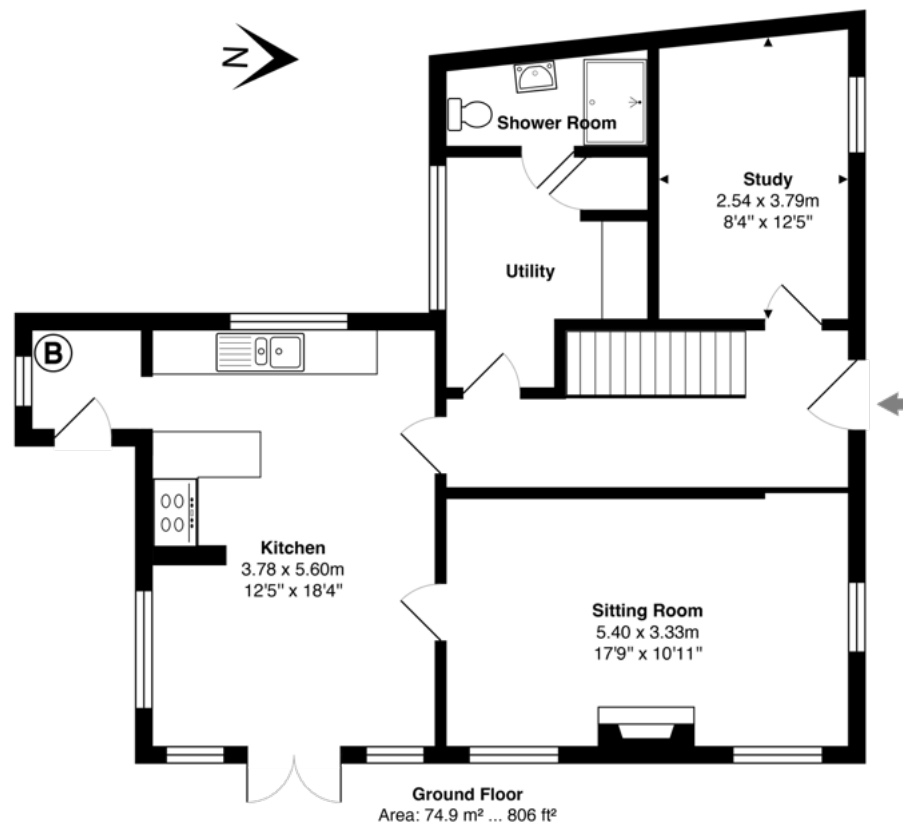
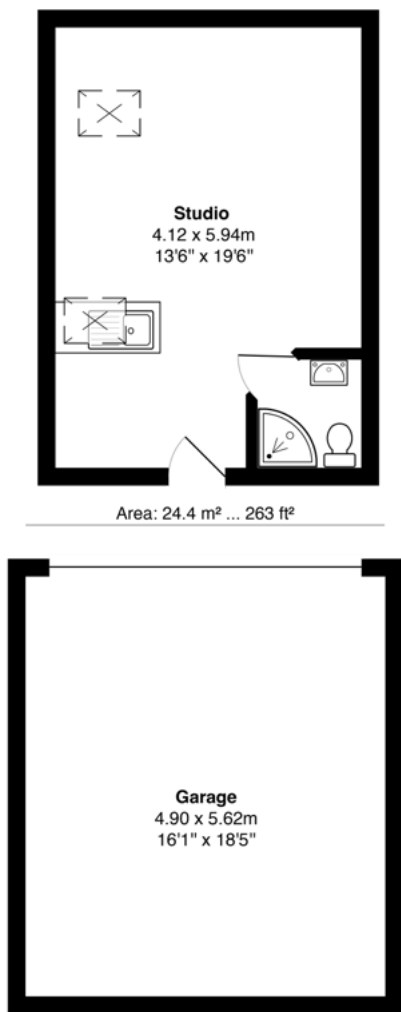
**Energy Performance Certificate:** E

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.



# Cherry Cottage, Westcombe



Approximate gross internal floor area of main building - 126.6 m<sup>2</sup> / 1,362 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All room measurements are maximum dimensions unless otherwise stated.

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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