

# LODESTONE



*Moorhouse, Butleigh Wootton*









# Moorhouse, Butleigh Wootton

BA6 8TS

Guide Price: £875,000

5   
Bedrooms

2   
Bathrooms

2   
Receptions

## PROPERTY FEATURES

- Stylish period house in glorious rural location
- Magnificent kitchen/dining room fitted by Neptune.
- Triple aspect sitting room
- Five bedrooms
- Well sized garden laid to lawn with patio terrace
- Excellent rural views
- Ground floor bedroom with en-suite shower room
- Beautifully presented accommodation







Situated in the heart of the glorious Somerset countryside, Moorhouse is a handsome stone-built property that offers the rare opportunity to purchase a period property that has been extensively and expertly renovated and refurbished.

Sitting in a charming sunny garden it offers a wonderful family home that is ready to move into and enjoy. The date stone on the property, which was originally two attached cottages, is 1867 and there is evidence of this history within the home including stone mullion windows which are distinctive and charming.

As you enter the property, off the light and spacious entrance hall, there is a cleverly placed downstairs bedroom with ensuite shower room. This would provide ideal accommodation for a relative who needed to be based on the ground floor or to accommodate guests. On from the hallway to the right a beautiful triple aspect living room features attractive limestone flooring and a feature ham stone fireplace where a woodburning stove warms the room during cooler months.

Flowing on from the living room a fabulous bespoke kitchen by British interiors brand Neptune exudes quality and style while the dark blue four oven Aga punctuates the room. There is an excellent range of cupboards and drawers with feature bespoke tiling that has been handmade by our client. As you would expect in a kitchen of this standard everything that you might need is here including an induction hob, AEG oven, fridge and dishwasher. Within this spacious room there is plenty of room for a large dining table making entertaining a breeze. This room is perfect for absorbing the ebb and flow of busy family life. The practicalities are catered for just adjacent to the kitchen where there is a utility room, and a stable door leads out to a terrace area for enjoying alfresco dining.









On the first floor are three good sized double bedrooms, and a family bathroom. From bedroom three there is a staircase leading to bedroom four, this would make an ideal bedroom for two children to share or as a bedroom on the higher level and dressing room below.

Moorhouse has many excellent features including limestone flooring to most rooms on the ground floor except the fifth bedroom which has oak floorboards, kitchen fitted by Neptune, double glazed windows with stone lintels and oil-fired central heating.

### Outside

The property features a gravelled parking and turning area, ideally situated next to a generous storage building, providing plenty of space for both vehicles and additional storage requirements.

The gardens are truly a standout feature, providing a picturesque space. They include a charming, paved terrace perfect for alfresco dining, allowing you to enjoy warm summer evenings. Expansive, manicured lawns offer plenty of room to relax or play, while well-stocked borders create a vibrant and colourful atmosphere throughout the seasons. Additionally, a kitchen garden provides the opportunity to grow your own herbs and vegetables, adding a functional and rewarding touch. Mature trees and hedging line the edges, ensuring privacy and creating a peaceful, secluded environment.

At the front of the property, raised hedging is complemented by elegant iron railings.

### Situation

The village of Butleigh which is surrounded by rural countryside, farmland and wooded hills.





This popular village has a thriving shop and post office, primary school, nursery and playing fields. Close by is Sourdown Farm shop where you can buy produce. They also have a weekly pub night at Sourdown Tap with pop up local food suppliers.

There is a village hall which is used by the many community groups and a very active cricket club. Close by is the town of Street where there is a good range of high street shops, cafes and restaurants as well as the well-known Clarks Village Outlet.

The nearby town of Glastonbury is steeped in history going back to the legends of King Arthur. There was a Celtic monastery here in 500AD, which during the next 1000 years evolved into one of England's wealthiest and influential Abbeys. The magnificent Glastonbury Abbey ruins and the famous Glastonbury Tor attract tourists to the town and so although small, it is a thriving town and it is well served by markets and a huge range of festivities. Nearby is Somerton, an old market town and one of the original capitals of Wessex and Wells the smallest City in England is about 10 miles away.

There are many Festivals throughout the area including many topics Literary, Music, Comedy and Food. For further shopping and recreational activities, Bath, Bristol, Taunton and Yeovil are all within about an hour's drive. The A303 that runs south of Butleigh offers direct road links to London and the Southwest. There are good rail transport links to London from Castle Cary railway station, (just about 20 mins drive), which offers an excellent direct rail service to London Paddington in less than two hours. Also, Airports in Bristol and Exeter offer connections within the UK, Europe and beyond. Local independent schools include Millfield just 5 mins away, with Wells Cathedral School, All Hallows and Hazlegrove prep schools and the various Bruton schools all within easy distance. State schools include St. Dunstan's, Wells Blue and nearby Strode College.

**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:** F

**Guide Price:** £875,000

**Tenure:** Freehold

### PART B

**Property Type:** Standard Construction

**Property Construction:** Stone built with clay roof tiles.

**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 driveway parking available

### 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 are not aware of any restrictions with this property.

**Rights and Easements:** N/A

**Flood Risk:** N/A

**Coastal Erosion Risk:** N/A

**Planning Permission:** N/A

**Accessibility/Adaptations:** N/A

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

**Energy Performance Certificate:** E Rating

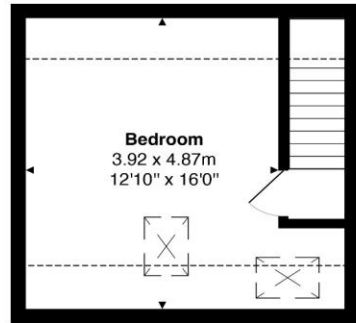
No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot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

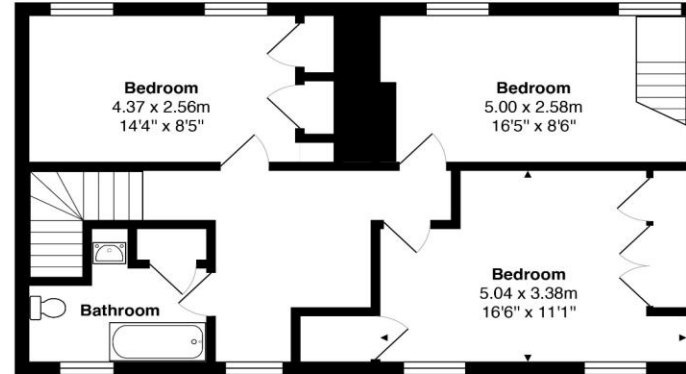






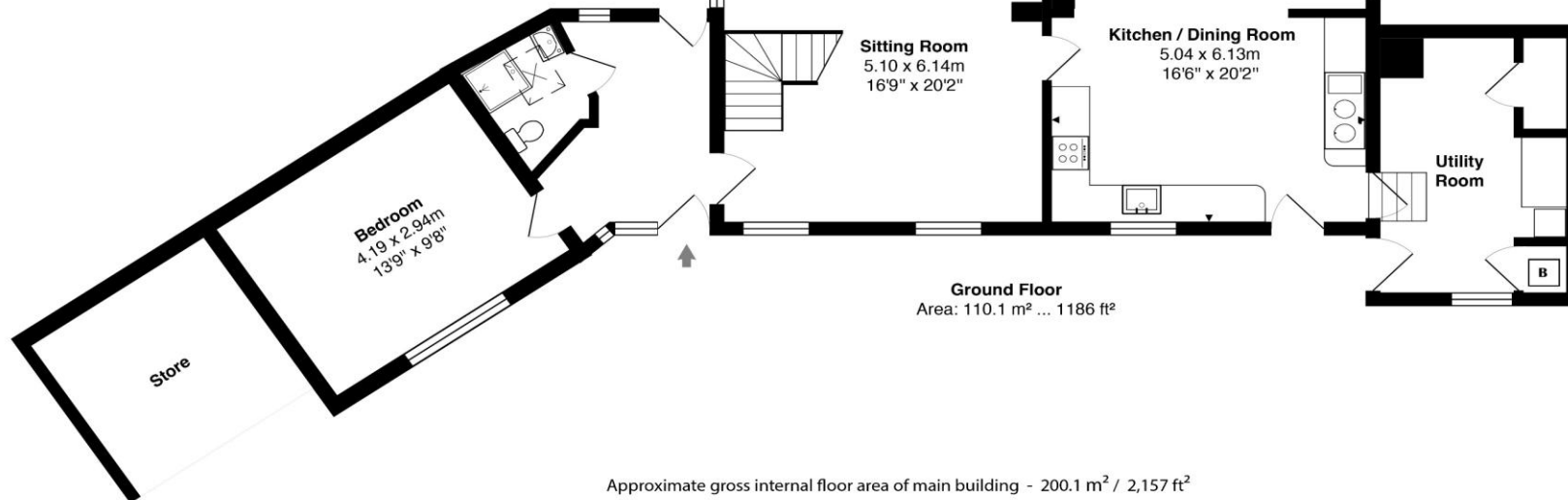


**Second Floor**  
Area: 24.1 m<sup>2</sup> ... 259 ft<sup>2</sup>



**First Floor**  
Area: 66.1 m<sup>2</sup> ... 712 ft<sup>2</sup>

## Moorhouse, Butleigh Wootton



**Ground Floor**  
Area: 110.1 m<sup>2</sup> ... 1186 ft<sup>2</sup>

Approximate gross internal floor area of main building - 200.1 m<sup>2</sup> / 2,157 ft<sup>2</sup>

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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