

# LODESTONE



*Brook House, Charlton Musgrove*





# Brook House, Charlton Musgrove

BA9 8HW

Guide Price: £2,000,000

5   
Bedrooms

3   
Bathrooms

5   
Receptions

## PROPERTY FEATURES

- Charming period family house
- Not listed
- Approx. 5 acres of land and gardens
- Double garage
- Sensational views
- Approx. 4158 sq. ft of accommodation inc garage & annexe
- 2 bed annexe with mezzanine area
- Stunning rural setting



Brook House is a charming, late Victorian family house situated entirely within its 5.5 acres of land and gardens in the popular village of Charlton Musgrove. It retains a wealth of period features that complement contemporary interior design, and this beautiful home now offers luxurious accommodation over two floors.

The house is approached via an attractive gravelled driveway that culminates in a generous parking area for several cars. A pretty timber bridge crosses the brook and leads to the front door set beneath a fabulous oak framed porchway. An elegant entrance hall is warmed by a Chesneys wood burning stove that overlooks a fine oak floor. Adjacent to the hall is a study (with views to the garden) that opens to a magnificent kitchen dining area at the East end of the house. This fabulous space is luxuriously furnished with a beautiful limestone floor warmed with underfloor heating. The kitchen itself comes with shaker styled units that house a variety of integrated appliances that include a Siemens dishwasher, microwave, oven, induction hob and extractor fan. A double Belfast sink sits amidst white composite worktops that extend to create a breakfast bar. A Fischer and Paykel fridge freezer along with an integrated wine fridge completes the picture. The dining area is no less impressive and features a Chesneys wood burning stove set beneath an elegant bath stone surround. Double glazed concertina doors (leading to the terrace outside) and triple aspect windows allow natural light to pour into the room. Off the kitchen is a useful utility room with doors that open to the rear of the house.

At the other end of the house are two beautifully furnished reception rooms each with their own character. The sitting room is cosy and comfortable and detailed cornicing graces the ceiling. The 30ft drawing room is the ideal place to entertain in style and is defined by a further wood burning stove set into the chimney breast. Once again, triple aspect windows and double-glazed doors make the most of the natural light. Completing the ground floor is a boot room and a cloakroom both accessible from the hall.









Stairs rise to the first floor and a landing area with two exceptionally generous linen cupboards. The principal bedroom suite is palatial and includes a dressing area with spacious fitted wardrobes and an elegant bathroom with both a bathtub and a shower. A heated towel rail marries perfectly with contemporary styled fixtures and fittings. There are four further bedrooms (one with an en-suite bathroom) and a family shower room also dressed in contemporary styled fixtures. Bedroom five easily doubles as an office. All these lovely rooms enjoy sensational views of the gardens and the surrounding countryside.

### **The Annexe**

Situated in the grounds of the house is a magnificent two-bedroom annexe (stunningly clad in larch and with glorious plain tiles that reflect those of the main house) offering ancillary accommodation or a substantial income stream as an Airbnb. Both the bedrooms are elegantly furnished and have lovely views of the garden. The luxuriously furnished bathroom has a walk-in oversized shower giving it the feel of a wet room – there is also a separate cloakroom.

The living area is huge and combines beautifully with a kitchenette along one wall. Underfloor heating warms the room through wood effect tiles and concertina doors open to a pretty terrace outside. Oak beams straddle the ceiling lending the space real charm. Above the bedrooms is a mezzanine floor, an ideal space for further accommodation.

### **Outside**

The gardens and grounds are beautiful. Immediately adjacent to the house is a timber decked terrace, ideal for al fresco entertaining in the summer months.

A formal 'garden' in front of the house lights up the landscape with prairie planting modelled on Hauser and Wirth's gardens. A double garage houses a pump that enhances the water pressure in the main house. A babbling brook runs beneath a fabulous dry-stone wall and gives this part of the garden real charm. The formal gardens are mostly laid to lawn and run to a post and rail fence on the near boundary. Beyond is a magnificent paddock where a variety of mature trees pepper the landscape. Of note is an agricultural barn that offers potential for conversion and development given the necessary planning consent. The paddock conveniently has its own entrance. The grounds are a haven of peace and tranquillity and come with stunning views of the surrounding countryside.

### **Situation**

Charlton Musgrove is a popular village in the heart of Somerset and surrounded by rolling countryside, much of which has been designated an area of outstanding natural beauty. The house sits in a perfect position on the edge of the village. The pretty market towns of Castle Cary and Bruton are close by and offer a range of boutique shopping as well as a good choice of pubs and restaurants. Bruton in particular is well known for its restaurants that include "At the Chapel" Osip, the Pharmacy and "The Roth Bar" at the world-renowned Hauser & Wirth Gallery. The town also has a doctor's surgery, pharmacy, vet, post office, several mini supermarkets, fuel station and numerous independent shops. Local supermarkets include Morrisons in Wincanton, Waitrose in Gillingham, and Tesco in Shepton Mallet. Other local attractions include Stourhead gardens, Babington House, The Newt country house hotel and Longleat safari park.

### **Schools**

Excellent local independent schools include King's School and the state-owned boarding school - Sexey's. Bruton has its own primary school and in close proximity are Millfield, Hazlegrove and All Hallows.







Transport links are excellent with the A303 just 5 minutes' drive and Castle Cary railway station with direct services to London Paddington just 10 minutes away.

**Directions**

Postcode: BA9 8HW

What.3.Words: [///ready.joys.convey](http://ready.joys.convey)

**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

**Council Tax Band:** H

**Guide Price:** £2,000,000

**Tenure:** Freehold

### Part B

**Property Type:** Detached

**Property Construction:** Stone

**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:** Mains

**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:** parking for several 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 rights or easements, but we'd recommend you review the Title/deeds of the property with your solicitor.

Flood Risk: Yearly chance of flooding for rivers and seas is very low risk.

**Coastal Erosion Risk:** n/a

**Planning Permission:** n/a

**Accessibility/Adaptations:** n/a

**Coalfield Or Mining Area:** n/a

**Energy Performance Certificate:** D

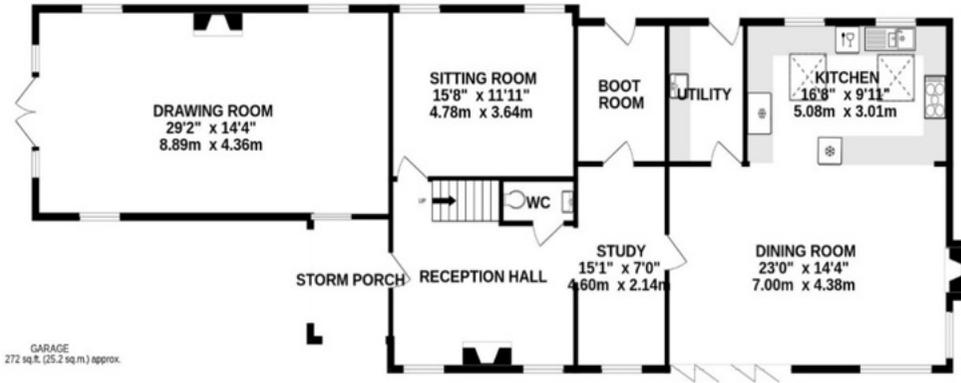
### Other Disclosures

**No other Material disclosures have been made by the Vendor.**

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.

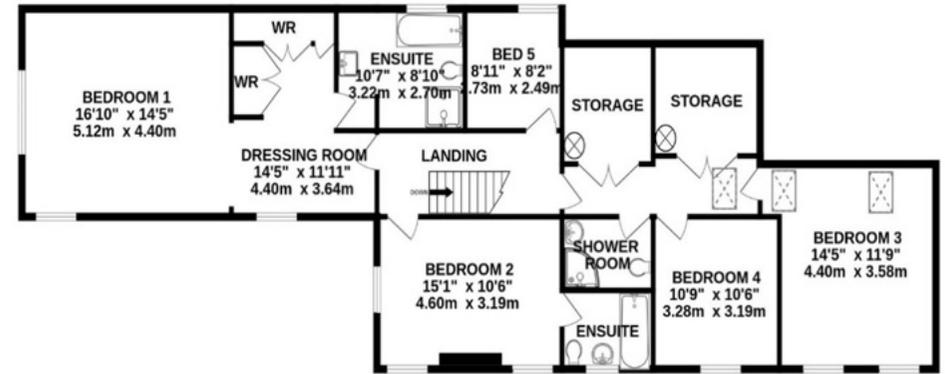
GROUND FLOOR  
1608 sq.ft. (149.4 sq.m.) approx.



GARAGE  
272 sq.ft. (25.2 sq.m.) approx.



1ST FLOOR  
1390 sq.ft. (128.1 sq.m.) approx.



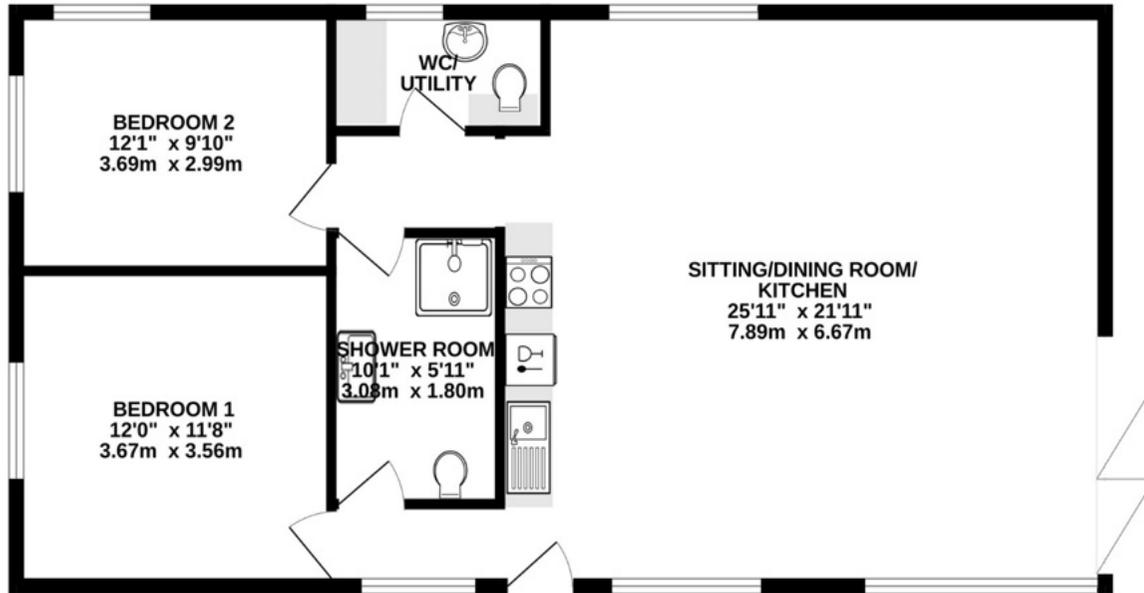
TOTAL FLOOR AREA : 3269 sq.ft. (303.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.

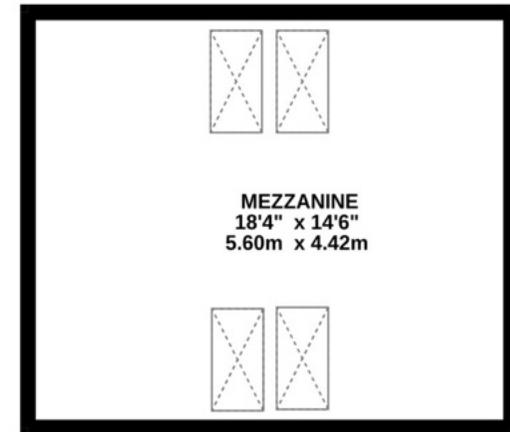
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GROUND FLOOR  
889 sq.ft. (82.6 sq.m.) approx.



1ST FLOOR  
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 1175 sq.ft. (109.2 sq.m.) approx.

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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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