

LODESTONE



The Willows, Alhampton





The Willows, Alhampton

BA4 6PY

Guide Price: £985,000

3/4 
Bedrooms

2 
Bathrooms

2 
Receptions

PROPERTY FEATURES

- A stunning large three/four-bedroom property finished to a high specification
- Situated in the middle of one of Somerset's most desirable villages
- Open plan living with a beautiful, hand-crafted kitchen
- Underfloor heating throughout
- Private garden
- Large double garage
- EV charging point
- Air source heat pump
- A stroll from the vibrant community pub
- Castle Cary station less than a 5-minute drive





A rare opportunity to own a beautifully crafted new home in Alhampton – the first small exclusive development in the village for over 30 years. The Willows is one of just four exceptional homes within Bridge Farm — impeccably built, these residences offer modern comfort and energy efficiency while blending seamlessly with their rural surroundings. Inspired by the character of local houses and farm buildings, each property is built using traditional Blue Lias stone and pantile roofs, creating an aesthetic that firmly roots it in the landscape.

Accessed via a private no-through road, just a stone’s throw from village life, The Willows is a large three-bedroom home that has been meticulously and beautifully designed, making it ready to move straight in, whilst still allowing for its new custodians to make their mark with furnishings.

From the moment you step into this fabulous house, every detail speaks of quality. At its heart lies a generous open-plan kitchen and living area spanning over 900 square feet – the perfect space to entertain – where multiple sliding glass doors frame idyllic garden views and fill the space with light. The handmade Shaker kitchen, crafted by renowned local maker David Craigie of Craigie Woodworks, features quartz worktops, a Rangemaster Elise with induction hob and a Fisher & Paykel fridge freezer, with water dispenser and ice maker. The large kitchen island frames this space offering timeless appeal. Adjoining the kitchen is a practical utility/ boot room lined with storage, providing direct access to the garden and parking area – ideal for leaving those wet wellies after countryside walks.

On the opposite side of the main entrance hall, a snug/office/fourth bedroom and cloakroom complete the ground floor space. The space downstairs flows seamlessly with underfloor heating throughout. A wood-burning stove forms a welcoming focal point in the main living space.

A striking oak staircase leads to a landing and three generously proportioned bedrooms, all serviced with underfloor heating.





The principal suite features a dressing room and en-suite with walk-in shower (wall mirror to be added), while the remaining bedrooms share a beautifully appointed family bathroom with both a bath and a large walk-in shower – tiled with classic Mandarin Stone tiles. A substantial attic offers excellent storage and potential for conversion above the first floor (subject to consents).

Every home at Bridge Farm is designed for modern, energy-efficient living. Together, these features ensure year-round comfort and lower running costs.

Outside

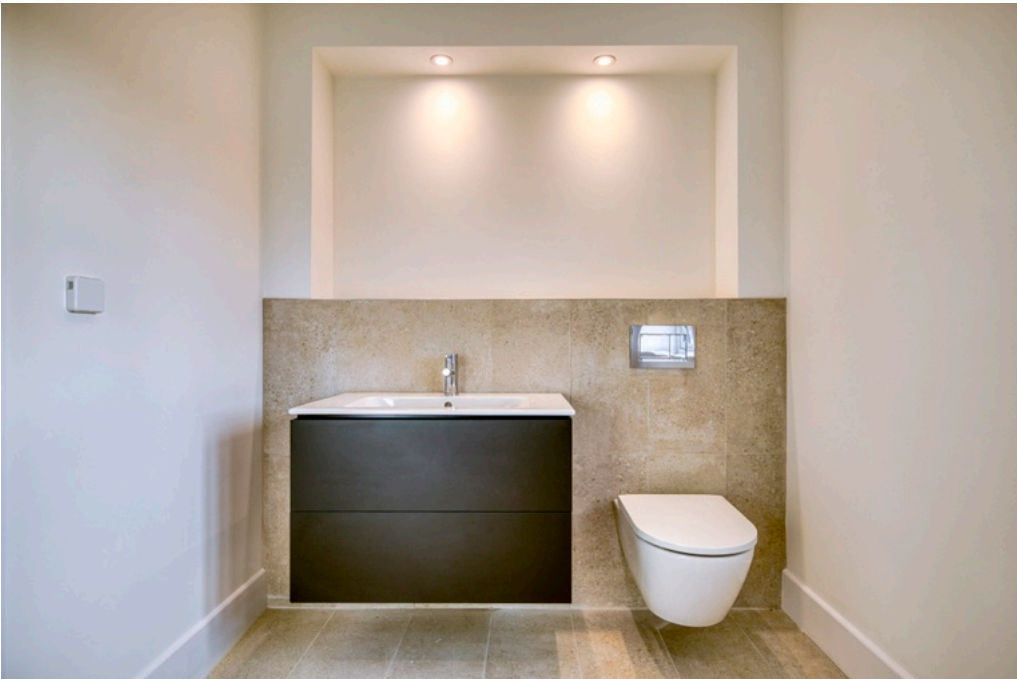
A sandstone tiled patio flows from the open-plan kitchen creating a wonderful inside/outside feel which is accessed through the wide sliding glass doors. Beyond, an expansive garden with a backdrop of beautiful Willows stretches towards the tranquil banks of the River Alham, a gentle tributary of the River Brue. Picture yourself with a glass of wine in hand, listening to the soft murmur of the water as the sun melts into the sky after a day spent outdoors.

At the front, the property offers ample parking for several vehicles, along with a generous double garage and an additional garden storage room - providing both convenience and privacy in equal measure.

The Development has been designed with community in mind by local architects, Orme Architecture and built by the Hutton family who have farmed here for four generations, this thoughtful development sits in an enviable position in the heart of the village whilst maintaining a private and rural outlook.

Situation

Situated just over 2 miles outside Castle Cary and 20 miles south of Bath, nestled between the Mendip Hills and the Blackmore Vale, Alhampton is a gem of a village. Surrounded by beautiful countryside, it offers peace and seclusion while remaining well-connected with larger towns.



Alhampton has a wonderful sense of community spirit, centred around its popular pub, The Alhampton Inn - a quaint country hub, complete with roaring fires, local folk bands and West Country tipples, it's been serving locals for over 350 years and is today run by local residents as a community venture. The neighbouring village of Ditcheat boasts a community shop, church, and highly regarded primary school. Famous for Paul Nicholl's racing stables, the village is also home to the 12th century St Mary Magdalene Church and the 17th Century Manor House Inn recently reopened by The Chickpea Group. Just minutes away, Castle Cary blends market-town charm with convenience, offering independent shops, galleries, a weekly market of fresh local produce and a full range of everyday amenities.

Nearby Bruton is a cultural and culinary hotspot, home to Michelin-starred Osip, acclaimed restaurants such as At the Chapel and The Old Pharmacy, and the celebrated Hauser & Wirth gallery with its Roth Bar and Da Costa Italian restaurant. The internationally acclaimed The Newt in Somerset is also just a 10-minute drive away.

Excellent transport links include Castle Cary's mainline station, with direct trains to London Paddington in around 90 minutes, while Templecombe Station provides direct links London Waterloo. The A303 provides a direct route to London via the M3.

There are excellent local independent and state schools nearby. Ditcheat, Bruton and Castle Primary School are all within a 5-mile radius. As are secondary education options including: King's School Bruton, the state-owned boarding school Sexey's and Ansford Academy - a mixed 11-16 comprehensive school. Further independent choices include Millfield, Sherborne, Hazelgrove and All Hallows Prep schools.

Directions

Postcode: BA4 6PY

What.3.Words: //bake.hire.dolphins

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: TBC

Guide Price: £985,000

Tenure: Freehold

PART B

Property Type: Detached

Property Construction: Stone and tiled

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

Electricity Supply: Solar panels with batteries

Water Supply: Mains – Bristol Water

Sewerage: Mains – Wessex Water

Heating: Heat pumps

Broadband: Wessex Internet > 100Mbps. 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 and driveway plus EV charging point

PART C

Building Safety: The Willows is a new build property with all guarantees and certification.

Restrictions: The Vendor is not aware of any restrictions.

Rights and Easements: The vendor is not aware of any rights or Easements

Flood Risk: Low from rivers/sea and surface

Coastal Erosion Risk: N/A

Planning Permission: Somerset council. 2023/1184/FUL

Accessibility/Adaptations: N/A

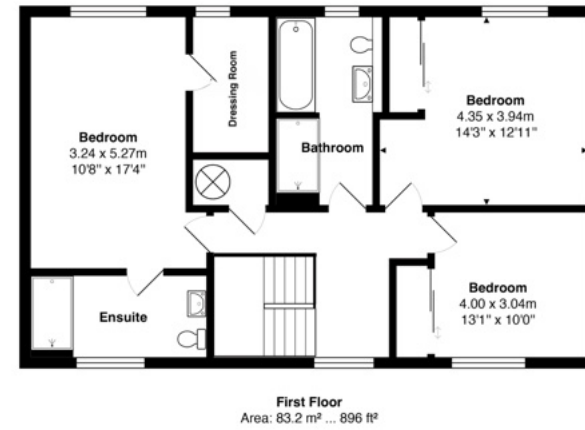
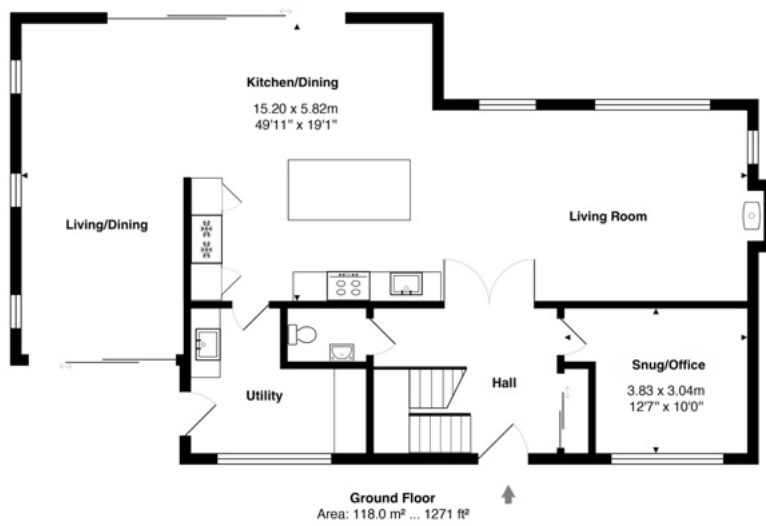
Coalfield Or Mining Area: N/A

Energy Performance Certificate: Expected to be rate 'A' - 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.

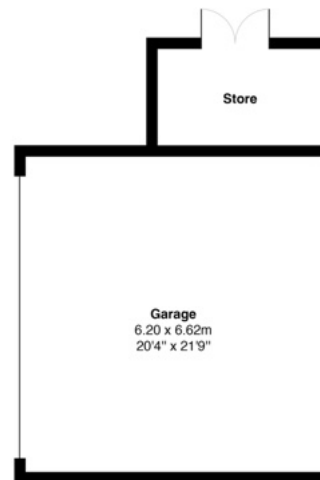




**Plot 3,
Alhampton**



Approximate gross internal floor area of main building - 201.2 m² / 2,167 ft²



Area: 48.8 m² ... 525 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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