

LODESTONE



Church Lane Cottage





Church Lane Cottage, West Cranmore

BA4 4QH

Guide Price: £740,000

4 
Bedrooms

2 
Bathrooms

2 
Receptions

PROPERTY FEATURES

- Charming stone cottage dating back to 1871 with period features
- Detached with four double bedrooms
- Characterful kitchen with Rangemaster and traditional Rayburn
- Sitting room with log burner and garden access
- Versatile snug ideal as a second reception room or office
- Stunning, well-established cottage garden
- Detached barn with home office and double garage
- Parking for up to three vehicles
- Peaceful village setting





Dating back to 1871, this charming stone-built detached cottage is rich in character, featuring traditional mullion windows and a wealth of period details throughout. The property offers four spacious double bedrooms, a delightful cottage garden, and a separate office or studio set within the grounds. As the cottage is not listed, it provides valuable flexibility for future owners.

The front door opens into an entrance hall with wooden flooring, a downstairs cloakroom, and stairs rising to the first floor. To the rear, a boot room provides direct access to the garden and is particularly practical for country living. Double doors from the hall lead into the kitchen/dining room, an L-shaped space with a good range of cupboards, a Rangemaster cooker, and a traditional wood and coal-fired Rayburn, set on a quarry tiled floor. A separate utility room offers space for laundry appliances, a sink, and additional storage. The kitchen forms part of a newer extension, with windows reclaimed from the former village post office in the snug and bootroom, adding a unique and characterful touch to the property. The sitting room is accessed from the dining area and includes a log burner and double doors opening onto the garden. There is also a snug, recently insulated, which works well as a second reception room, office, or playroom.



Upstairs, there are four well-proportioned double bedrooms, served by a fully tiled wet room and a separate family bathroom. The property is heated via LPG, with a boiler installed approximately four years ago.





Outside

The garden has been thoughtfully developed by the current owners over the past 20 years, with a variety of established features including a greenhouse, wild garden area, small nature pond, and a woodshed. There are several seating areas, including a patio and gravel terraces, with a particularly pleasant gravel seating area positioned in front of the office, ideal for evening sun. The garden also includes a kitchen garden, mature planting such as a magnolia tree and fruit trees, and a balanced mix of formal and natural planting.

A detached barn/garage has been partly converted to provide a home office with electric heating and a separate storage room, while the remaining section offers a double garage with extensive shelving. Solar panels on the roof generate an income of approximately £1,300 per annum. The property is accessed via a shared driveway, owned by Church Lane Cottage, which also provides pedestrian access to the neighbouring church and vehicular access for two other properties. There is parking for up to three vehicles, with two spaces in front of the house and an additional layby. The garage can be accessed via double doors to the front or a side door from the garden.

Situation

Church Lane Cottage is ideally located in the middle of the village. Cranmore boasts a fine medieval church (still in use), a historic country pub opposite the duck pond and a popular village hall. There is a thriving cricket club with grounds on the edge of the village, and a tennis club with a court for villagers' use. A central children's play area and the historic East Somerset steam railway and café selling local produce is just a short stroll away. There are well kept historic footpaths to explore locality, taking in nearby Cranmore Tower, the East Cranmore lake, the Iron Age fort of Smalldown Knoll, or one of the many nearby villages for lunch.





Resting on the rolling Mendip hills, West Cranmore is about 30 minutes from the World Heritage City of Bath and nearby sea faring City of Bristol. Closer still is the famous Cheddar Gorge, historic Cathedral City of Wells and the ancient market towns of Frome, Castle Cary and Shepton Mallet, all flourishing. The popular village of Batcombe is 5 minutes away and creative Bruton, home to the Hauser & Wirth Art Gallery and to many celebrity households is a mere 10-minute journey.

Schools

There is a wide selection of both state and private schools in the area, notably All Hallows which is less than a mile away. Other schools include Downside, Wells Cathedral School, St. Aldhelm's C of E Primary School in Doultling, Whitstone School Shepton Mallet and Sexey's School Bruton. Transport links are good with mainline stations in Westbury and Castle Cary (London Paddington about 85 minutes), and Warminster (for Southampton, Bath, Bristol, and South Wales).

Directions

Post code: BA4 4QH

What three words: ///increased.valid.mixed

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 Tax Band: E

Guide Price: £740,000

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: Mains

Heating: LPG Gas tank

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 layby

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: None

Rights and Easements: Access over drive to neighbouring properties

Flood Risk: Very low

Coastal Erosion Risk: N/A

Planning Permission: None

Accessibility/Adaptations: n/a

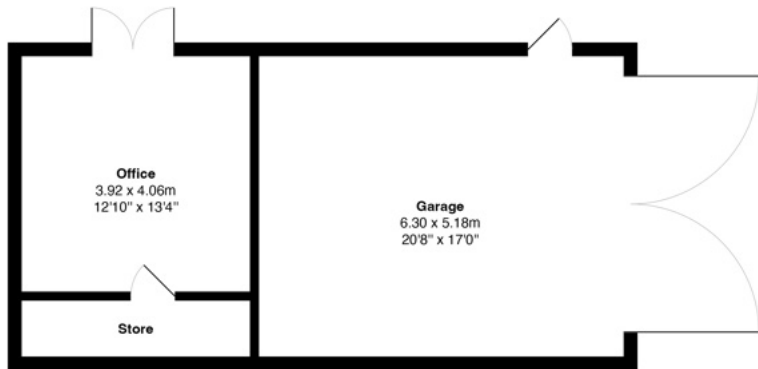
Coalfield Or Mining Area: N/A

Energy Performance Certificate: E

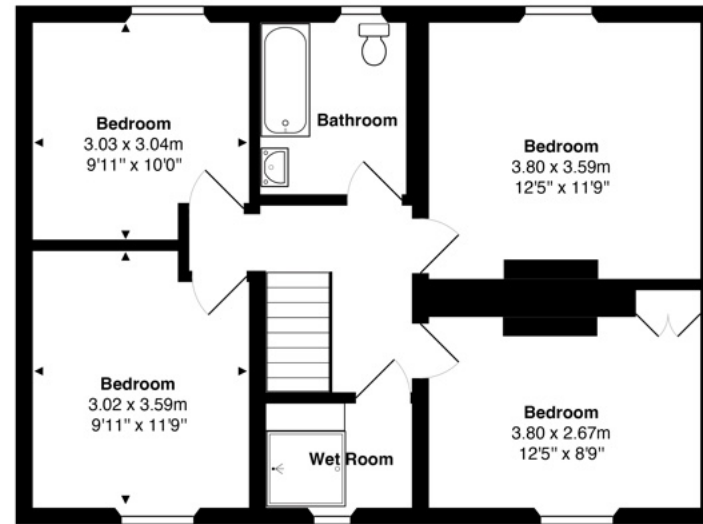
No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot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

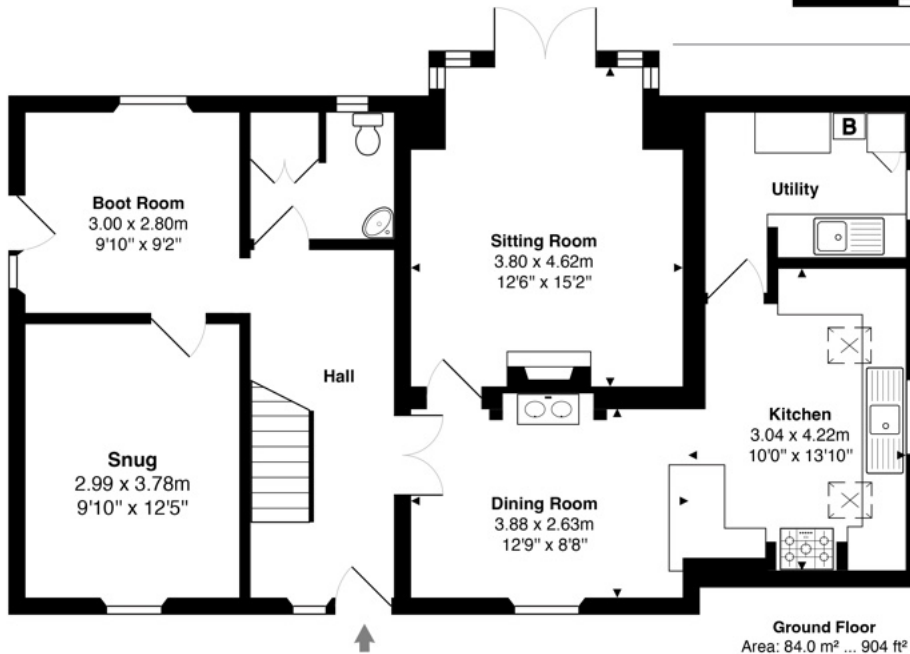




Area: 53.9 m² ... 580 ft²
(scale not correct to main building)



First Floor
Area: 63.3 m² ... 681 ft²



Ground Floor
Area: 84.0 m² ... 904 ft²

Church Lane Cottage, Cranmore



Approximate gross internal floor area of main building
- 147.3 m² / 1,585 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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