

LODESTONE



Weavers Corner, Evercreech





Weavers Corner, Evercreech

BA4 6JR

Guide Price: £325,000

3 
Bedrooms

2 
Bathrooms

1 
Receptions

PROPERTY FEATURES

- Stunning Grade II listed Silk Mill conversion
- Popular village with thriving community
- Enclosed rear garden
- Allocated parking for 2 vehicles
- Three bedrooms



Wards Silk Mill, dating back to the 1800s, has been thoughtfully converted into six individual Grade II listed homes. One of these, Weavers Corner, beautifully retains much of the building's original character while incorporating a contemporary, modern finish.

Accessed from the parking area, the approach to the house leads through the garden to the front door, which opens into an entrance lobby. This welcoming space provides a cloakroom, coat storage, and access to the open-plan kitchen and living area. The kitchen is well-appointed with integrated appliances and ample storage, complemented by granite work surfaces. Exposed wooden beams highlight the building's heritage, while a fireplace with a log burner adds warmth and charm. The room benefits from high ceilings and double-aspect windows, creating a light and airy atmosphere.

On the first floor are two of the three bedrooms, both served by a family bathroom. The principal bedroom suite occupies the second floor and features its own ensuite shower room.

Outside

The enclosed garden is partially walled and fenced, with a generous lawn and a useful garden store. A gravelled area in front of the property provides an ideal spot for outdoor dining. The property also benefits from two dedicated parking spaces.

Situation

Weavers Corner is situated on a quiet village road and ideally located in the idyllic village of Evercreech which lies 5 miles northeast of the market town of Castle Cary. Evercreech has a strong sense of community, with Saxon origins. Amenities include a stunning church, local village shop, pub, local primary school, bakery, pharmacy, Doctors' surgery and a hairdresser.



Nearby Bruton is a popular town in the heart of the Somerset countryside. The town has several well-known restaurants, pubs and bars including The Old Pharmacy, Osip, At the Chapel and The Roth Bar & Grill at the world-renowned Hauser & Wirth Gallery. The town also has a doctors' surgery, pharmacy, vet, library, post office, several mini supermarkets, fuel station and numerous independent shops. Also nearby is the very pretty town of Castle Cary, which offers a weekly local produce market and the independent town of Frome with its weekly Farmer's Market and a highly acclaimed monthly Artisan Market. Additionally, The Newt, a country estate with magnificent woodlands, gardens and eateries lies less than 20 minutes away. (<https://thenewtinsomerset.com/>)

Transport

The mainline station is Castle Cary (London Paddington) with The Creamery trackside restaurant and farm shop owned by the Newt celebrating a primary gateway to Somerset. The A303/M3/M4 provides fast access to London, the Southwest and Bristol Airport. There are bus routes to Bristol and Bath.

Schools

There is a wide selection of schools in the area, notably Evercreech village primary school and secondary schools are Sexeys, in Bruton, Ansford School in Castle Cary and King Arthur's in Wincanton. Private schools include King's Bruton, Millfield and Allhallows Prep School.

Directions

Postcode: BA4 6JR

What.3.Words: [//continued.topics.](#)

Please note the property is tenanted and the photos included in this brochure were taken in 2024.

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: D

Guide Price: £325,000

Tenure: Freehold

PART B

Property Type: Terraced

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: Gas

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: Two allocated parking bays

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: Very low for rivers/sea and surface

Coastal Erosion Risk: N/A

Planning Permission: Proposed development of houses in the old factory site opposite. All details including plans can be found on South Somerset Council website

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

Energy Performance Certificate: C

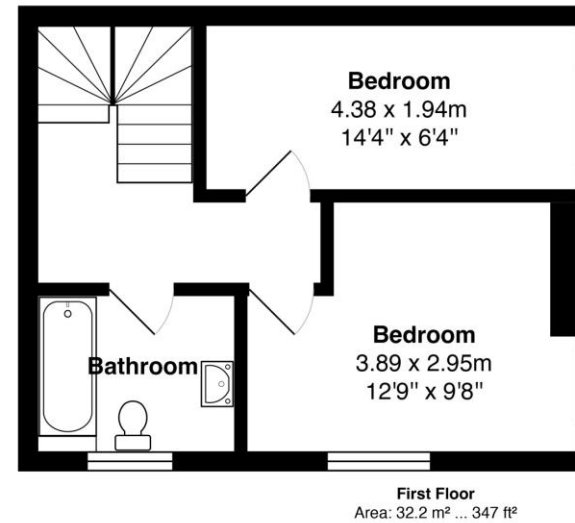
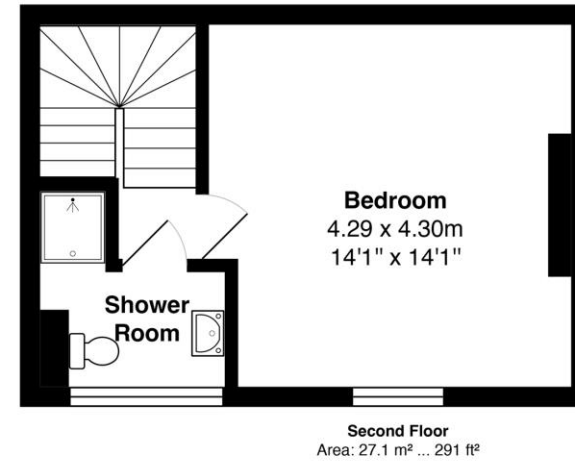
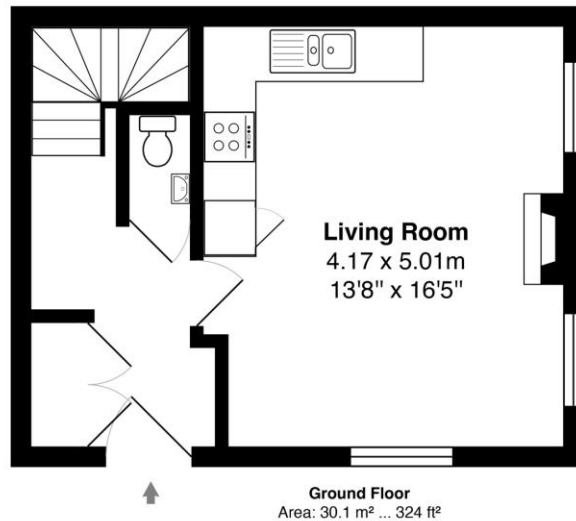
No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot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

Weavers Corner, Evercreech



Approximate gross internal floor area of main building - 89.4 m² / 962 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.

Bruton

Fry's Halt
Station Road
Bruton, Somerset
BA10 0EH
Tel: 01749 605099
bruton@lodestoneproperty.co.uk

Wells

Melbourne House
36 Chamberlain Street
Wells, Somerset
BA5 2PJ
Tel: 01749 605088
wells@lodestoneproperty.co.uk

www.lodestoneproperty.co.uk

