

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



OLD BARN, STONE LANE, EAST PENNARD, SOMERSET, BA4 6RZ



**OLD BARN,
STONE LANE, EAST PENNARD, SOMERSET, BA4 6RZ**

*Castle Cary 6 miles, Glastonbury 8 miles, Wells 12 miles, Bristol 26 miles,
Bath 23 miles, Yeovil 16 miles, A303 6 miles.*

An attractive, traditional barn conversion with 3/4 bedrooms, barns and land (approx. 3 acres) surrounded by tranquil countryside, in a convenient location just minutes from Castle Cary.

The house has a stone porch, kitchen, dining room, office/bedroom, sitting room, conservatory, 3 bedrooms and 2 bathrooms plus an integral double garage which could be developed into accommodation, subject to PP.

Outside there are 3 single garages, a covered store area, limestone cobble drive and courtyard, lawns, fruit trees, large, detached barn and lean-to (ideal for a motorhome), plus a field (approx. 3 acres).

Guide Price £950,000

Location

Stone Lane is a quiet country lane with no real through traffic. It is an idyllic, rural setting with just a few farmhouses, barns and cottages, well away from busy roads but with excellent access to Wells, Castle Cary and Bruton, the A303 and the surrounding countryside.

Description

A traditional stone barn that has been converted into a comfortable home with charming gardens, barnyard and land.

The property has undergone recent modernization, and it provides stylish and glamorous accommodation with unique, flamboyant, eye-catching features such as bespoke wrought iron stairs and balustrades, bespoke Bath Stone fire surround, striking kitchen design with top of the range, Gaggenau integrated appliances, and upstairs a stunning waterfall bath.

The gardens wrap around the house to create a charming setting with mature planting, many fruit trees, and glorious roses. In addition, a huge barn and various outbuildings offer scope for further development (subject to appropriate PP) and the field would be perfect for many uses.





Accommodation

An attractive stone porch, with two recessed timber seats and space for hanging coats and storing boots, provides a sheltered entrance. From here the front door opens to the kitchen which is stylish and unique. Dark granite work surfaces combine with high gloss timber units and much thought has gone into creating an imaginative and functional workspace. All the integrated appliances are high specification Gaggenau, including a 3 ring gas hob with additional coal effect gas hot plate, extractor, steam oven, microwave, grill/oven, and separate warming draw. There is a large stainless-steel sink with half sink beside it and a separate vegetable sink with incinerator fitted.

Throughout the ground floor, slate tiles set a classic tone and many unique bespoke features add interest. Two doors leads from the kitchen, one to the hallway and one to a dining room, beside this is the office/4th bedroom. To the left, there is a large storage cupboard under the stairs and the sitting room. This is triple aspect room with French doors to the south terrace and double doors through to the conservatory. The sitting room has a bespoke Bath Stone fireplace with an open fire as a focal point.

The conservatory embraces the views of the garden and symmetry of planting has been used to give a balanced and appealing vista. Two separate doors, one to the north and one to the south, provide access to the outside. This very versatile space is used throughout the year.

Along the hall, beyond the office, on the left, is a family bathroom with Jacuzzi bath, vanity unit, sink, and WC. Beyond this a door leads to the integral double garage, which has large, timber, sliding garage double doors to the west. The garage is also used as a utility space and this is also where the boiler and pressurized water system is stored, there are fitted units, and space for a washing machine and tumble dryer. Above is a mezzanine floor accessed by a sliding ladder.

Upstairs

There are 3 double bedrooms and a very elaborate and luxurious bathroom with waterfall bath, LED lighting and speakers.

The landing is spacious with the spoke black and gold carpet and doors open from here to the balcony above the south terrace. This decked, elevated area, offers views over the surrounding countryside and an ornate spiral staircase descends to the paved terrace outside the south of the sitting room.

The elaborate and ornate vine styled balustrade of the internal stairs, is matched on the balcony, down the spiral staircases, and in the double gates that greet you as you approach the house.





Outside

The house is set back from the lane behind an unusual and attractive, hedgehog holly hedge, climbing roses, adorn the front of the property, bespoke, iron gates open to the drive and the courtyard is cobbled with a bespoke tree design. This area provides plenty of parking and also can be used for alfresco dining. At the front, to the south side of the building, there are two separate single garages with metal up-and-over doors and off the drive there is another single garage with an additional storage/carport to the side.

A terrace wraps around the rear of the house, past the conservatory, where there is an attractive waterfall feature, on to the southside, where the spiral stairs ascend to the balcony above. Retaining walls surround the terrace, and beyond this is lawn, mature, planted borders, fruit trees, including a mulberry, fig, apple, cherry, and various other attractive, shrubs and trees. The garden has a hornbeam hedge as a boundary. The central water feature provides a constant background sound of babbling water, giving a Zen like serenity to this delightful oasis.

To the north, the garden extends past the back of the single garage to the barnyard. Here you will find a substantial, part open sided, agricultural building which offers plenty of additional space for storage or perhaps conversion subject the appropriate PP. Besides this an additional lean-to covered area. Double, timber, farm gates open from the lane and to the east, another timber, farm gate opens from the barnyard to the field, this has a brook running along the northern boundary.

Tenure and other points

Freehold. Not listed. Mains electricity and water. Private drainage (updated digester 2024). Oil central heating and pressurized water system (2005). Private drainage. Propane gas for hob. Council Tax Band F. EPC rating E.

Directions. BA4 6RZ

From the Podimore roundabout on the A303 take the A37 northwards for about 6 miles. Stone Lane is on your left and the house is located approx. 400mts on the right.

About the area

Stone Lane is a quiet road between Wells, Glastonbury and Castle Cary.

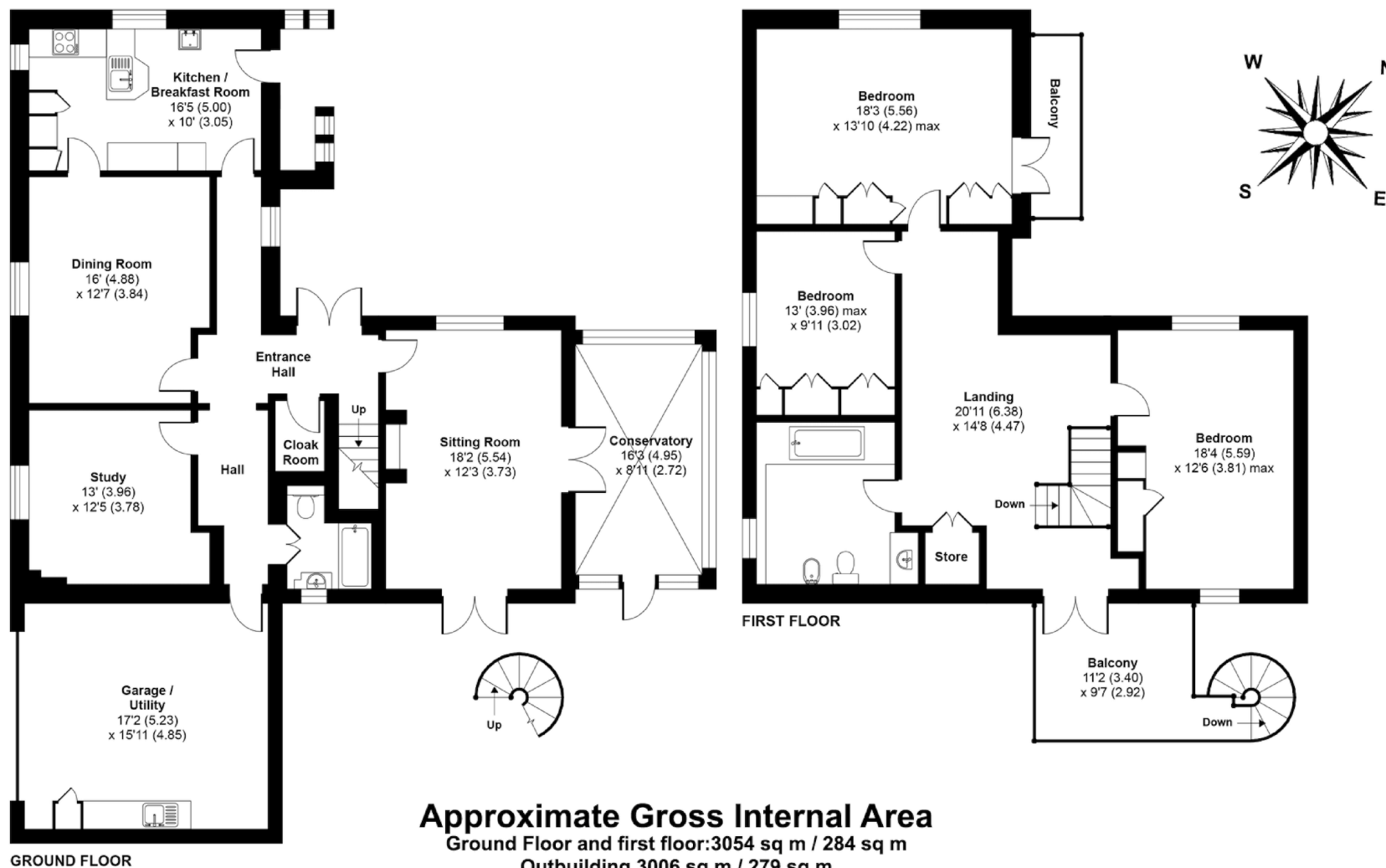
Wells is the smallest city in England (population 10,000) lying in beautiful countryside between the Somerset Levels and the Mendip Hills. There is a central marketplace (local markets twice a week), many medieval buildings including the Cathedral and moated Bishops Palace, a small but busy local shopping centre and a broad range of societies and activities.

Glastonbury's past and its present are linked with its dominant landmark, the Tor. It's been a religious centre from the times of legends. A Celtic monastery evolved into one of England's wealthiest and most influential abbeys. The town grew up alongside the Abbey and is now a thriving market town and a major tourist venue. Medieval Glastonbury - designated a conservation area - clusters around the evocative ruins of the Abbey. Castle Cary is another delightful and historic town which lies to the east, and which has a main line train station to London.

There are facilities and amenities in the surrounding towns to suit most needs and excellent state and independent schools including Strode College, Millfield, Wells, Cathedral, Hazelgrove, All Hallows, Downside, Sherborne and the Bruton schools.



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Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

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