

LODESTONE



Junnings Cottage, Upton Noble





Junnings Cottage, Upton Noble

BA4 6AR

Guide Price: £1,595,000

4 
Bedrooms

2 
Bathrooms

3 
Receptions

PROPERTY FEATURES

- Picturesque period detached family home
- Stunning rural views
- Private driveway
- 7 acres of land and gardens
- Double garage
- 1 bedroom annex, partially finished
- Icehouse in the grounds





Gunnings Cottage is a pretty detached family house perfectly situated in Upton Noble, a sought-after village just minutes from Bruton. Dating to the mid-1800s and originally a small, two up, two down cottage, this picturesque property has been lovingly restored and extended over recent years and now offers stylish accommodation over two floors.

The house retains many period features that combine with imaginative modern interior design and now works perfectly as a wonderful family home. The property is approached via gates and an attractive private gravelled driveway. The formal front door sits beneath a pretty porch in the South East façade of the house.

In day-to-day use, doors open to a magnificent kitchen sitting area at the heart of the house. The kitchen itself is furnished with an oil fired 4 oven aga, polished granite work surfaces and shaker styled hand-crafted units. Other notable features include an integrated Bosch dishwasher, a Belfast sink, soft closing drawers and a Fisher & Paykel hob. A pretty island doubles as a breakfast bar and the beautiful limestone floor underfoot gives the room a warm and comfortable feel. The sitting area is defined by a natural solid oak floor and is enhanced by the garden room added very recently. An attractive square skylight and an array of fully glazed panels allow natural light to pour into the room.

Off the kitchen are two reception rooms in the oldest part of the house. The snug is cosy and comes with an original flagstone floor, a wood burning stove and aged oak lintels. The sitting room is equally impressive with a second Hetta woodburning stove situated within a beautiful, exposed stone fireplace (incorporating a bread oven). Both rooms truly reflect the rich history of the house. Completing the ground floor is a cloakroom and a spacious utility room with solid timber worktops, bespoke cabinetry, and access to the garden via a back door.

The staircase rises from the sitting room to a landing area that opens to a principal bedroom suite, three further bedrooms and a family bathroom.





The suite comprises of a sizeable walk-in wardrobe and an elegantly furnished en-suite bathroom. Both bathrooms are decorated in delicate pastel shades and come with painted timber floors, stylish tongue and groove panelling and traditional styled high-end fixtures and fittings. Both feature a bathtub and a shower.

All the bedrooms are elegantly furnished – aged oak beams grace the ceilings, a mezzanine floor in bedroom one lends it real character and the views of the Somerset countryside that extend to Alfreds Tower are truly stunning.

Outside

The gardens and grounds are charming and extend to approximately seven acres in all. A seasoned stone path winds its way through the front garden to the front door. This part of the garden is sheltered by a beautiful dry-stone wall and a variety of mature trees and shrubs that enrich the landscape.

To the East, well-manicured lawns stretch away to the near boundary that separates the agricultural land from the garden. A well-kept post and rail fence frames the fields and demarks a paddock that extends to approximately $\frac{3}{4}$ of an acre. Of particular interest is an 'icehouse' still in use. A windmill perches in the field to the north and could be operated to pump natural spring water.

Closer to the house are outbuildings that incorporate a double garage (with remotely operated doors) and a delightful part-finished 1 bed annex. On completion, this would offer a kitchen diner and bathroom on the ground floor and a generous living area and a bedroom on the first floor. Planning consent can be viewed <https://publicaccess.mendip.gov.uk/online-applications/> 2024/1194/HSE

To the rear of the outbuildings is a private kitchen garden with raised beds that offer the opportunity for home grown produce. The views are exceptional from all corners of the garden.





Situation

Gunnings Cottage is situated in the rural idyll that is Upton Noble in the heart of the Somerset countryside. This pretty village is a stone's throw from Bruton with its bustling high street, home to a florist, a pharmacy, a variety of boutiques, the renowned restaurant "At the Chapel", Osip and The Old pharmacy as well as the world-famous art gallery "Hauser and Wirth".

The pretty town of Castle Cary is a few miles to the west, which also offers several independent shops, pubs, interiors retailers and a book-store. Other local attractions include the renowned "Seymour Arms" in Witham Friary, "The Newt in Somerset" and Stourhead gardens to the South. Travel connections are good with easy access to the A303 that links London to the West Country.

Rail links are excellent with trains from Bruton to Waterloo and Castle Cary to Paddington with travelling time less than two hours.

This charming property offers an unusual chance to purchase a beautiful family home in a premium village. It is one of only a handful of premium properties in this highly sought after area.

Schools

Bruton and Castle Cary both have excellent primary schools and secondary state schools including Ansford and the state boarding school Sexeys. Private schools include Hazlegrove Prep, All Hallows Prep, Kings Bruton, Bruton School for Girls, Sherborne Boys and Girls and Millfield.

Directions

What3Words: jogging.tennis.midfield

Postcode: BA4 6AR

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: £1,595,000

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: 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 multiple cars and double garage.

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: There is a footpath through the field. For rights and easements, we recommend you review the Title/deeds of the property with your solicitor.

Flood Risk: Zone 1 - Low risk

Coastal Erosion Risk: N/A

Planning Permission: Planning permission has been granted for the annex.

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

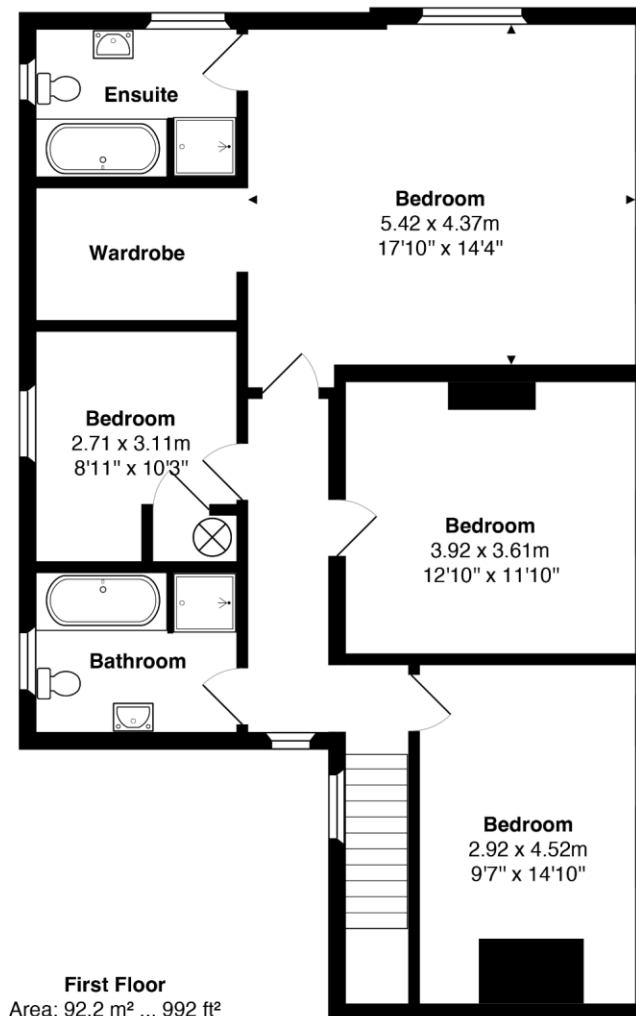
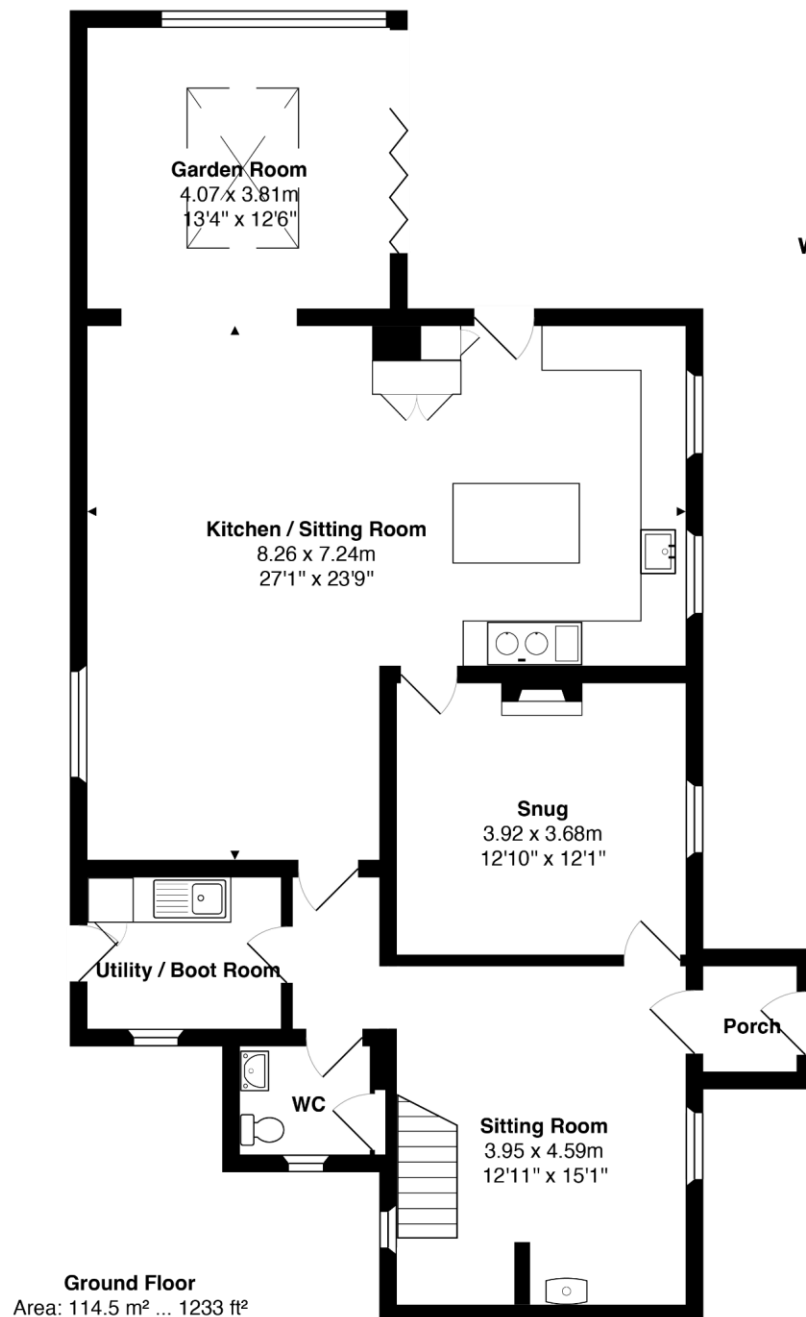
Energy Performance Certificate: C

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.

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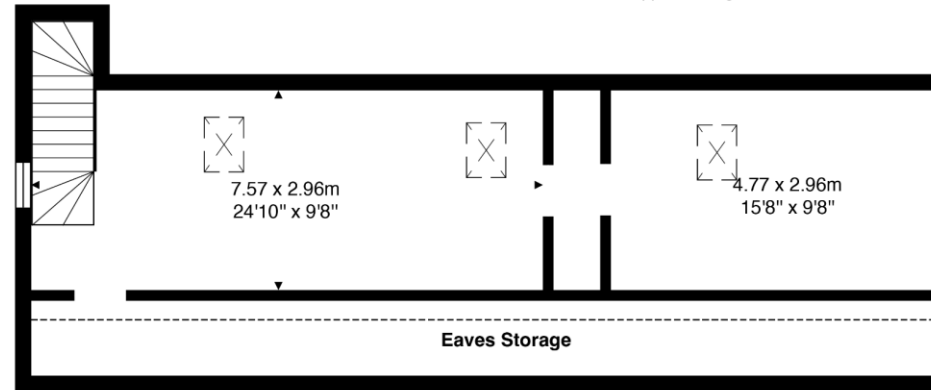
Approximate gross internal floor area of main building - 206.7 m² / 2,225 ft²



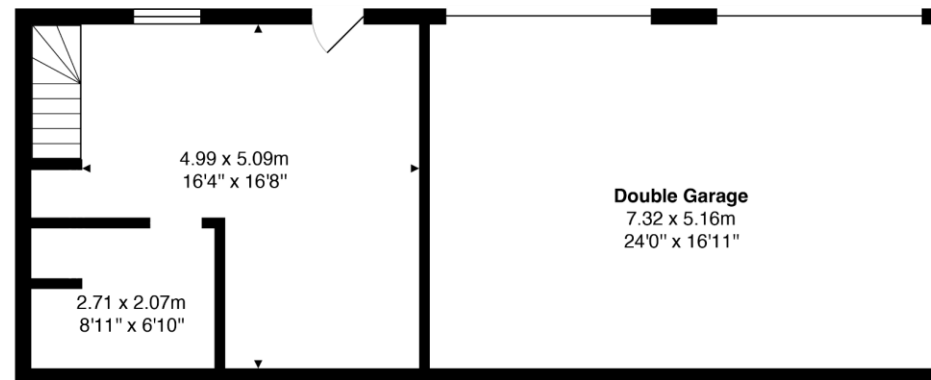
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Approximate gross internal floor area of main building - 125.4 m² / 1,349 ft²



First Floor
Area: 57.4 m² ... 617 ft²



Ground Floor
Area: 68.0 m² ... 732 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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