

LODESTONE



Brook House





Brook House

BA4 6EB

4

Bedrooms

2

Bathrooms

2

Receptions

PROPERTY FEATURES

- Picturesque, detached family house
- 3/4 bedrooms, 2 bathrooms
- Enviable village location
- Paddock and stables
- Period features
- Grade II listed
- Oil fired aga
- Superb views





Situated at the end of a pretty driveway, Brook House is pretty 17th century detached family house set in the heart of the Stoney Stratton. With its mullion windows, a host of original period features and wonderful views, it is a truly picturesque family home. It comes with a paddock and six stables. Planning is in place to convert these into an annexe, subject to environmental legislation being followed.

A magnificent aged oak front door leads directly to a spacious living / dining room that features a wood burning stove positioned within a handsome inglenook fireplace, original flagstones underfoot and oak beams that grace the ceiling. An oil fired aga is also available to warm the room and sits amidst an array of kitchen units. Wood panelling lines the walls and a charming window seat lends real character. To the rear of the house is a utility room with a cloakroom, a boot room and a well-equipped kitchen. Laminated work surfaces rest on an array of kitchen units that house an integrated oven, electric hob, and a double sink. Doors open directly to the gardens to the rear of the house. Off the kitchen is a fourth bedroom / office that comes with an en suite bathroom. This space is ideal as a self-contained unit with





independent access both from the front of the house and to the garden.

At the far end of the house is a delightful summer room with doors to the garden and wrap around windows that allow natural light to flood in. The original spiral staircase rises from the sitting room to the first floor with two bedrooms and a family bathroom. A further flight of stairs leads to a third bedroom that spans the length of the house in the eaves. Each bedroom enjoys stunning views and has its own charm; one comes with an original period fireplace, another a pretty window seat. The bathrooms are bright and airy and furnished with traditionally styled fixtures and fittings.

Outside

The gardens are beautiful and offer privacy and seclusion. To the rear of the house, well-kept lawns sweep away from the house to the near boundary and a magnificent mature laurel hedge. A twin set of terraces are perfectly positioned to enjoy the evening sun in the Summer. A post and rail fence separates the land at the back from the more formal gardens. The gardens are notable for two magnificent weeping willow trees that enrich the landscape and the pretty brook that babbles alongside the house. To the front of the house is a glorious paddock with six stables that offer the opportunity for a number of equestrian activities. The whole set in 1.25 acres.

Situation

Brook House is ideally situated in the centre of the sought-after hamlet of Stoney Stratton. From the house and on the outskirts of the village lie easily accessible footpaths and fields, ideal for dog walking.





It is a quiet and peaceful environment but one with a tangible sense of community spirit. Close by is Evercreech with a local Co-op and Post Office, a village bakery, a dog grooming parlour, and a doctor's surgery. Meanwhile, a busy community hall is used regularly for various local classes, clubs, and private events. Evercreech also has a well-regarded Church of England primary school, with a 'good' Ofsted rating, incorporating a pre-school. The village is surrounded by beautiful countryside and the local Mendip Hills offer the opportunity for endless rambling and cycling. Stoney Stratton is a stone's throw away from popular Bruton with its bustling high street, home to a florist, a pharmacy, several boutiques, and some renowned restaurants that include "At the Chapel", Osip and the Pharmacy. The town is also well known for the Roth Bar and the world-famous art gallery, Hauser and Wirth. The pretty town of Castle Cary is a few miles to the west and also offers many independent shops, pubs, interiors retailers and a book-store. The newly opened country estate, The Newt in Somerset, has wonderful gardens and woodland walks – For shopping, local supermarkets include Waitrose in the nearby historic city of Wells, and Tesco and Aldi in Shepton Mallet. Frome, with a Sainsburys and M&S and its monthly renowned and expansive flea market is also on the doorstep. Easy access to the A303 links the East and West of the country. Rail links are excellent from Bruton to Waterloo and from Castle Cary to London Paddington where travel time is less than two hours.

Schools

Locally, Bruton and Castle Cary both have excellent primary schools and secondary state schools including Ansford and the state boarding school





Sexeys. Local independent schools include Hazelgrove Prep, All Hallows Prep, Kings Bruton, Sherborne Boys and Girls and Millfield.

Services: Mains Water, electricity, and drainage. Oil fired central heating

Local Authority: Somerset Council, Canard's Grave Road. Shepton Mallet. Somerset BA4 5BT.

Council Tax - band F

NB. Footpath to the side of the driveway.

Directions Post Code: BA46EB What three words: crows.stir.snuggled

Tenure Freehold

Viewings by appointment only

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 regarding planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

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