

# LODESTONE



*The Shambles, Bratton Seymour*





# The Shambles, Bratton Seymour

BA9 8BY

Guide Price: £1,395,000

4   
Bedrooms

3   
Bathrooms

2   
Receptions

## PROPERTY FEATURES

- Handsome 4 bed family home set in approx 1.75 acres
- Over 3000 sq.ft of accommodation to main house
- Paddock and outbuilding
- Quiet village location
- Stone barn of approx 1400 sq ft
- Close to Castle Cary, Wincanton and Bruton
- Beautiful rural views
- Eco friendly with solar panels and air source heat pump





This is a fabulous family home set in approx 1.75 acres, situated in an elevated position in the pretty hamlet of Bratton Seymour. In recent years it has been subject to a highly successful renovation program and now offers over 3000 sq., ft. of stylish accommodation set over two floors. Situated entirely within its own land, it enjoys sensational views of the Somerset countryside, and comes with a paddock and a range of outbuildings.

The house is approached via a private drive that culminates in a gravelled parking area to the East side of the house. The front door opens beneath a pretty porchway to a spacious reception hall graced with a fine oak floor and with access to both reception rooms and a fabulous kitchen diner at the heart of the house. The sitting room is elegantly furnished with oak floors and a warmed by a Harmony 10kw wood burning stove. French doors open directly to a South facing terrace at the front of the house. Similarly, the dining room opens to the rear terrace, perfect for al fresco dining in the summer months. The kitchen/dining space is truly stunning; bespoke shaker styled units sit beneath beautiful granite worktops and house a range of integrated appliances that include a wine fridge, a Miele oven and coffee machine, a Neff dishwasher, and an induction hob with extractor unit. A fabulous island (plumbed for a sink unit if desired) offers further workspace and doubles up as a breakfast bar. The dining area is no less impressive and features double doors that open to the terrace. Underfloor heating, 7-inch oak skirting boards, oak boards on the windowsills and Orocco double glazed windows add a touch of luxury.

Off the kitchen is a cloakroom and a spacious utility room furnished with a double Belfast sink, additional units, and granite worktops. Doors open directly to the garden. A solid oak staircase rises from the main hall to the first floor comprising of an elegant landing area, a principal bedroom suite, three further bedrooms (one with an en suite bathroom) and a family bathroom. The principal suite is beautiful and encompasses a dressing room and a stylish en suite bathroom.





All the bedrooms are generously proportioned and come with breath-taking views of the surrounding countryside; one features a laundry shute, another, built in wardrobes and drawers. The bathrooms are furnished with Matki shower units, heated towel rails and porcelain tiles. The family bathroom features a hydrotherapy bath and houses the hot water tank and an airing cupboard. Of particular note are the high ceilings on the first floor that give a real feeling of space and make the most of the natural light. An attic loft runs above the 1st floor and offers scope for further accommodation if required.

### Outside

The house is approached via a pretty driveway that runs alongside attractive lawns that feature a fishpond made from half a steam boiler. Immediately adjacent to the house to the rear is a pretty West facing terrace perfectly sheltered beneath the hill and notable for its golden stone wall that houses a built in BBQ. Steps rise in the shade of two glorious Yucca trees to well-maintained lawns that sweep upwards to the paddock and the open fronted barn. Raised beds and a greenhouse offer the opportunity for home grown produce.

Also, in the grounds is a stone barn, approx. 1400 sq. ft clad partly in timber and accessed via doors to the front, or via steps that rise to a mezzanine floor to the rear. It is currently used as a storage facility but would lend itself to a wide variety of uses given the relevant planning consents. Solar panels discreetly positioned on the roof and an air source heat pump ensure utility bills for the house are kept to a minimum.

Built of an attractive combination of natural stone and red brick motifs, this is truly a rural idyll that blends its natural heritage with the best of contemporary design. The recent renovations have more than succeeded in creating what is truly elegant accommodation in the most beautiful of settings.





## Situation

The Shambles is perfectly positioned in the picturesque hamlet of Bratton Seymour and on the edge of Shepton Montague, a pretty village in the heart of Somerset. It is set well back from a quiet country road and enjoys sensational views of the Somerset countryside. Excellent local pubs include the Montague Inn and The Stags Head in Yarlinton.

With Bruton 3 miles to the North and Castle Cary 4 miles to the West, this area is one of the most sought-after locations in Somerset. Bruton has an array of excellent restaurants along its High Street, including 'At the Chapel', 'The Old Pharmacy', 'Briar', and 'The Blue Ball'. On the town's outskirts, the renowned Hauser & Wirth Gallery hosts 'The Roth Bar' and the newly opened 'Da Costa', an Italian restaurant. For fine dining, the Michelin-starred Osip is a short drive away.

Bruton offers a range of amenities, including a doctor's surgery, pharmacy, vet, post office, mini-supermarkets, a fuel station, and independent shops. It's just a 10-minute drive to Castle Cary, which features a mainline railway station, the 'Creamery restaurant', and 'The Newt' nearby.

Castle Cary itself is a charming market town with independent businesses, boutiques, and galleries. Every Tuesday, the local market showcases fresh, locally sourced produce such as organic vegetables, artisan bread, cheeses, meats, and fish. The town also offers a nursery, primary and secondary schools, a health centre, dental practice, library, bank, post office, butcher, newsagent, chemist, pubs, restaurants, and tea shops.

Other local attractions include Stourhead Gardens, Babington House, (Soho House's country mansion) and Longleat Safari. The historic cities of Bath and Wells are both within a 45-minute drive.





The area is renowned for its excellent schools and include the well-regarded prep schools of All Hallows and Hazlegrove, the Bruton schools, Millfield, Downside, and the Sherborne schools. Local state schools include Ansford Academy, Sexeys Bruton and the Blue school in Wells.

Transport links are excellent with Castle Cary railway station and the station at Templecombe providing direct services to London Paddington and London Waterloo. The A303 to the South links to London and the wider motorway network whilst the A36, M4 and M5 are all within easy reach.

Directions

Postcode: BA9 8BY

What.3.Words: lifetimes.smuggled.flows

**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

Guide Price: £1,395,000

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: Private

Heating: Solar panels and air source heat pump

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: Numerous / off street

### PART C

Building Safety:

Restrictions: N/A

Rights and Easements: N/A

Flood Risk: Very low from Rivers/Sea and surface

Coastal Erosion Risk: N/A

Planning Permission: N/A

Accessibility/Adaptations: N/A

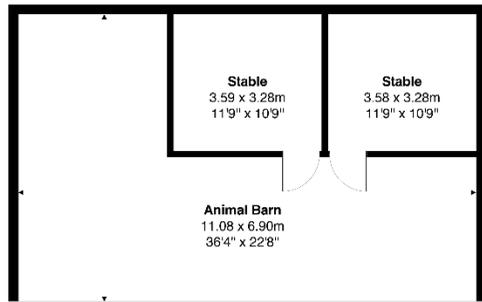
Coalfield Or Mining Area: N/A

Energy Performance Certificate: EPC C

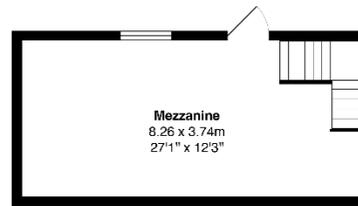
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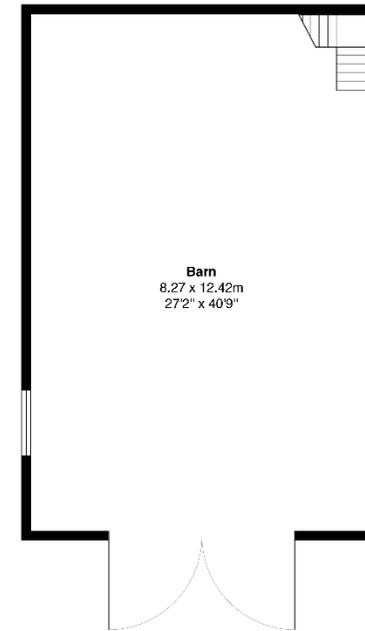




Area: 76.5 m<sup>2</sup> ... 823 ft<sup>2</sup>



First Floor  
Area: 30.9 m<sup>2</sup> ... 333 ft<sup>2</sup>

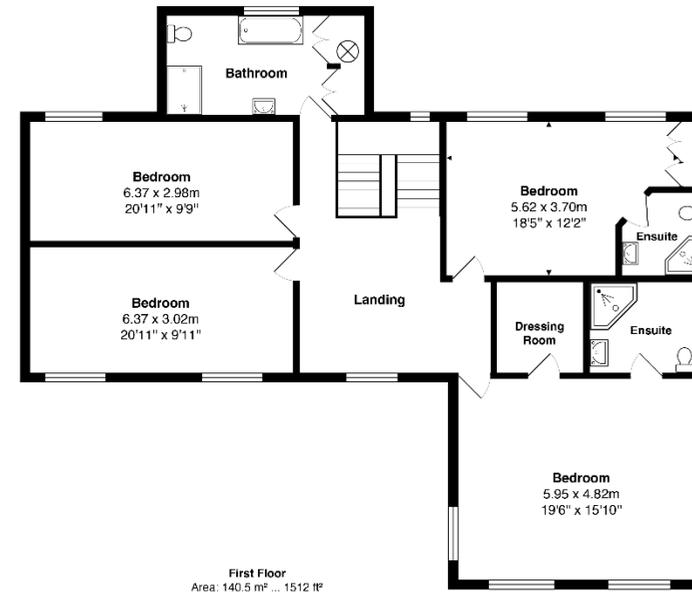
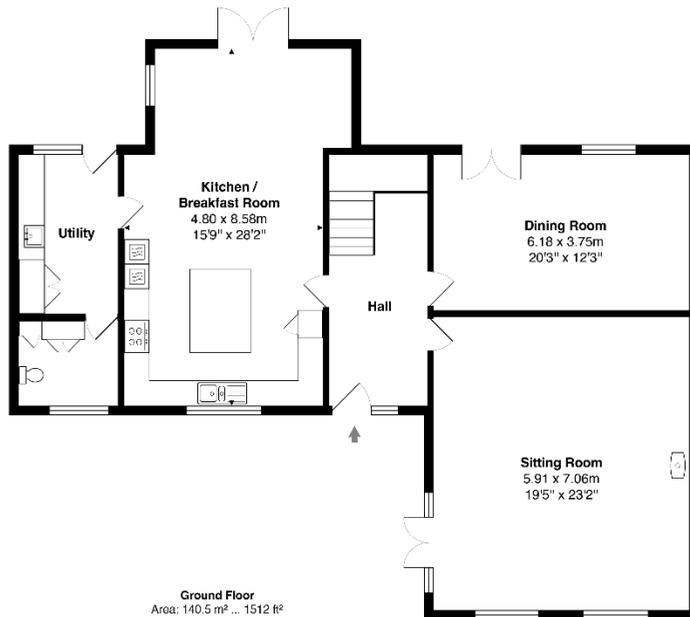


Ground Floor  
Area: 102.6 m<sup>2</sup> ... 1105 ft<sup>2</sup>

## The Shambles, Bratton Seymour



Approximate gross internal floor area of main building - 281 m<sup>2</sup> / 3,024 ft<sup>2</sup>



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](http://www.lodestoneproperty.co.uk)

