

# LODESTONE



*2 Harvester Close, Galhampton*







# Barley 2 Harvester Vale

BA22 7BA

Guide Price: £635,000

3   
Bedrooms

3   
Bathrooms

2   
Receptions

## PROPERTY FEATURES

- New detached contemporary house - EPC rating A
- 3 bedrooms, 3 bathrooms
- South facing garden
- 1638 sq. ft. of accommodation
- Larger than average single garage
- Eco friendly with air source heat pump, solar panels, battery and EV charging point
- Superfast fibre cable broadband. 10 Year Structural Warranty
- Contemporary interior design
- Rural views







2, Harvester Vale, a premium development in Galhampton in the heart of rural Somerset. These stylish homes have been constructed using locally quarried natural stone and natural slate that distinguishes the roofs. The quality of the build both inside and out is particularly impressive and typical of this developer's attention to detail, sustainable methods of construction and use of innovative technologies.

The properties are accessed via a front door that sits beneath a contemporary illuminated porchway. The accommodation is laid out over two floors and comprises a reception hall, a magnificent open plan kitchen /dining/ living area, three spacious bedrooms (two with an en-suite bathrooms) and a third family bathroom.

The houses feel light and airy incorporating imaginatively designed glazing and well-proportioned rooms. The kitchens are luxuriously finished with shaker style units housing a variety of premium appliances that include a Siemens induction hob (with built in extractor) and oven, fridge freezer, boiling water tap and a Couple dishwasher. 22mm square edged Corian work tops offer ample space for food preparation. Underfloor heating lies beneath attractive stone flooring that extends throughout the properties. French doors lead to pretty flagstone terraces outside. Completing the ground floors are a study/pod, a well-situated utility room (with its own entrance to the garden) and a cloakroom.

Upstairs, all the bathrooms are contemporary in style and furnished with premium fixtures and fittings, heated chrome towel rails and illuminated mirrors. Impressive attention to detail along with contemporary interior design is evident throughout the houses – built for 21st century living, their eco credentials include superfast broadband capabilities, UPVC double glazed windows, solar panels and air source heat pumps that powers the underfloor heating.









## Outside

EV cabling has been connected and charging points have been installed. The rear terraces onto the garden feature double external electric sockets, external lights, and access to outside tap. A garage will be found adjacent to the house where there is ample off-street parking for two cars.

## Situation

Harvester Vale is ideally situated in the heart of Galhampton offering easy access to Castle Cary, Bruton, Sherborne and Yeovil. This lovely Somerset village of four hundred or so residents is a thriving and active community. The village hall, recently constructed, offers plenty of events including film nights, coffee mornings, yoga, line dancing and short mat bowling. There is an active Church and popular Village Inn. Also close to hand, is the Galhampton Country Store with café – a must for the country/animal lover.

Close by is the idyllic market town of Castle Cary which lies on the edge of rolling countryside and offers a market on Tuesdays, a library and good local amenities all within easy walking distance of the property. This Somerset gem boasts many renowned public houses including The George Hotel and The White Hart along with the newly opened Lazy Lobster restaurant. Castle Cary is home to The Newt - "one of the most exceptional country house hotels Britain has seen" according to the Telegraph. The gardens are open to the public and allow visitors to walk in amazing woodland gardens and eat in the various restaurants.

Close by is the popular historic town of Bruton with its several well-known restaurants, pubs and bars including the Old Pharmacy, Osip, At the Chapel, The Roth Bar and the up market Da Costa restaurant at Hauser & Wirth. 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.

Whilst the A303/M3/M4 provide fast access to London and the Southwest Bristol Airport. There are bus routes to Bristol and Bath with stops within walking distance from the property.

### Schools

There is a wide selection of schools in the area, notably King's School Bruton, Millfield, All Hallows and Hazlegrove Prep Schools, Castle Cary Primary School and Ansford Academy.

### Directions

Postcode: BA22 7BA

What.3.Words: bagpipes.dynaties.foreheads

***NB. Viewing by appointment only - please meet our representative on the driveway of Plot 1, first on the left as you enter.***

**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:**

**Guide Price:** £635,000

**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:** Air source heating

**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:** Driveway

## 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:** We're not aware of any significant/material restrictions, but we'd recommend you review the Title/deeds of the property with your solicitor.

**Rights and Easements:** N/A

**Flood Risk:** low / rivers and sea - very low \* these details have been taken from the postal address for the neighbouring pub.

**Coastal Erosion Risk:** N/A

**Planning Permission:** N/A

**Accessibility/Adaptations:**

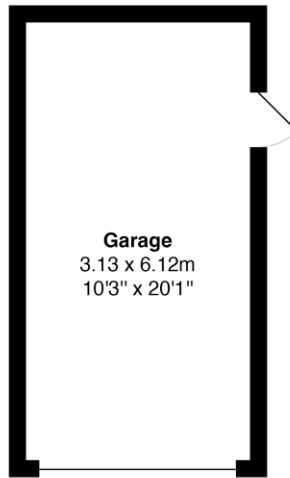
**Coalfield Or Mining Area:** N/A

**Energy Performance Certificate:** EPC A

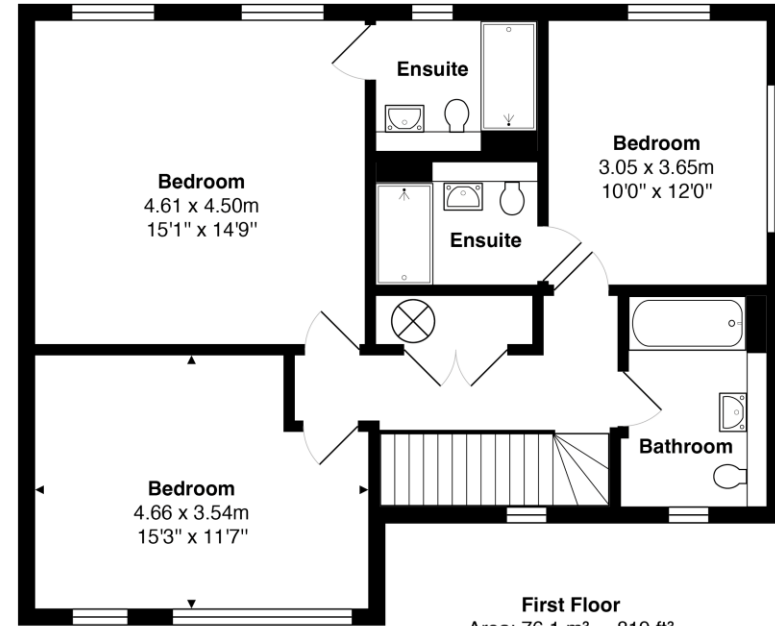
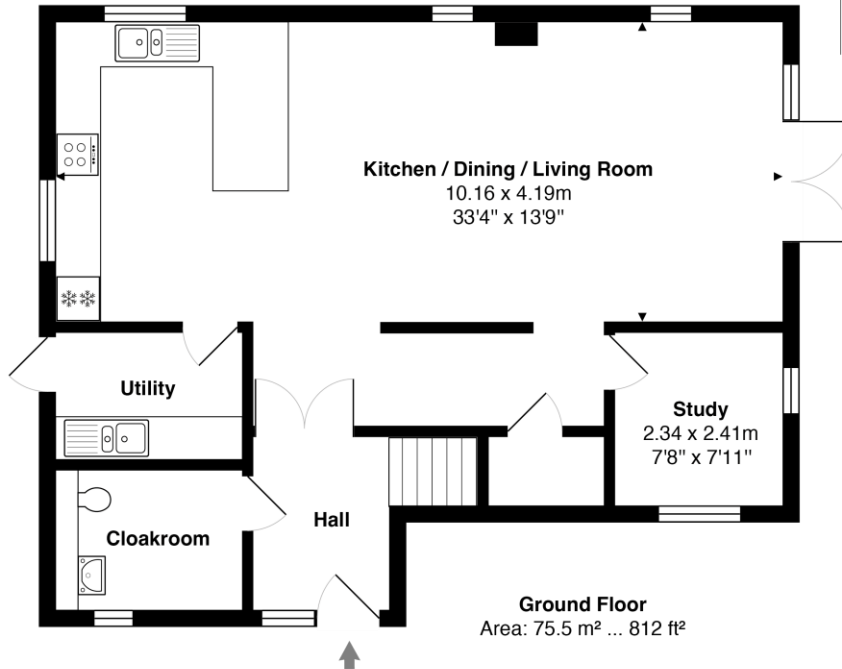
No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot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





(location not correct to main building)



## Plot 2

### Harvester Vale, Galhampton



Approximate gross internal floor area of main building - 152.2 m<sup>2</sup> / 1,638 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.



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