

# LODESTONE

Where home happens

Bruton Branch

01749 605099

[bruton@lodestoneproperty.co.uk](mailto:bruton@lodestoneproperty.co.uk)

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



## Lindyson

Castle Cary BA4 6RQ

- Appealing 4 bed detached family house
- 3 bathrooms (2 en-suite)
- Conservator
- Stunning views
- Garaging
- Premium edge of village location
- Picturesque gardens
- Not listed





Lindyson House is an appealing detached family house in immaculate condition and situated in Wraxall on the edge of the popular village of Ditchat. It sits in an elevated position set well back from the road and as such enjoys stunning views of the Somerset countryside. The house is approached via a driveway that opens to a pretty gravelled area with ample parking for several cars. The front door lies beneath a pillar framed porchway and opens to an attractive hall with parquet flooring, a cloakroom and stairs that run to the first floor. Off the hall is a delightful sitting room with a Ham stone fireplace this in turns leads to a further reception room that could be used as an alternative lounge or study – both rooms have direct access to a fabulous conservatory that runs along the rear of the house and offers beautiful views of the garden. At the heart of the house is an elegant kitchen/dining room that also opens to the sitting room to create a wonderful open plan feel. This fabulous space is defined by an elegant oak floor underfoot and doors that lead directly to the garden. The kitchen itself has a contemporary feel and comes with fitted units, integrated appliances, and recessed lighting – once again, the views over the countryside are sensational. The utility room adjacent to the kitchen offers all the usual amenities and access to the garage that lies to the rear of the house. Of note is the fact that the windows to the front of the house were replaced recently in the Autumn of 2021. An attractive staircase leads to a generous landing area, four good sized bedrooms (two with en-suite bathrooms) and a family bathroom. All the bedrooms are elegantly furnished and have lovely views of the garden. Contemporary style bathrooms are well-equipped with heated towel rails, oversized showers, high end fixtures and fittings and wall to ceiling tiles.

### Outside

This lovely family home sits entirely in its own land and gardens and in the shelter of Ditchat Hill. Behind the house, a stone terrace sits amidst an abundance of mature shrubs and is looked over by a glorious wooden clad summerhouse. The gardens are truly picturesque and well-kept lawns to the front and rear sweep away to the boundaries enriched by some spectacular mature trees. With stunning views from all corners of the garden, this is a magical spot.

### Situation



Ditchheat is a very popular village and well known as home to Paul Nicholls's racing stables and Barbers farmhouse cheese. It has a good farm shop, an excellent primary school and two good pubs, the Manor Inn and the Alhampton Inn. There is a thriving village hall and parish church. Local shopping can be found in nearby Castle Cary and Bruton, home to the now famous Hauser and Wirth gallery and "At the Chapel" restaurant. Also close is '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 the amazing woodland gardens and eat in the various restaurants there. Other local attractions include Stourhead Gardens, Babington House, (Soho House's country mansion) and Longleat Safari Park. Transport links are excellent with Castle Cary's mainline railway station to London and the South West just five minutes' drive away.

### Schools

Local independent schools include All Hallows and Hazelgrove prep schools, Millfield prep and senior, Downside and the Bruton schools. Local state schools include Ansford Academy, Sexeys Bruton and the Blue school in Wells.

### Services

Mains Water, Mains electricity, Private drainage Oil Fired central heating

Local Authority: Mendip District Council Cannards Grave Road. Shepton Mallet. Somerset BA4 5BT Council Tax band F

Postcode BA46RQ

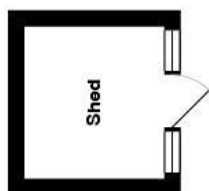
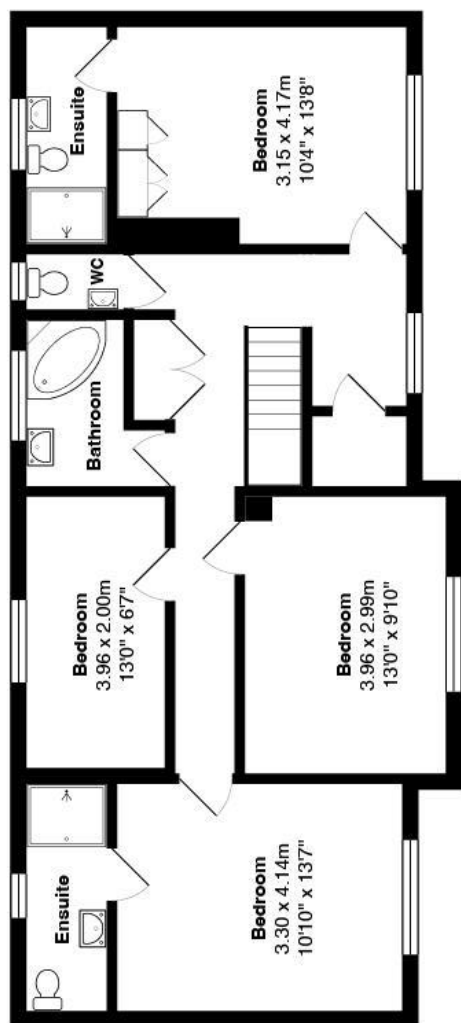
Directions From Shepton Mallet, take the A37 South towards Yeovil. At the bottom of Wraxall hill turn left onto Wraxall Road and continue for 0.2 miles past the Vineyard – Lindyson House is on the left hand side.  
What three words: grub.body.silk

Tenure Freehold

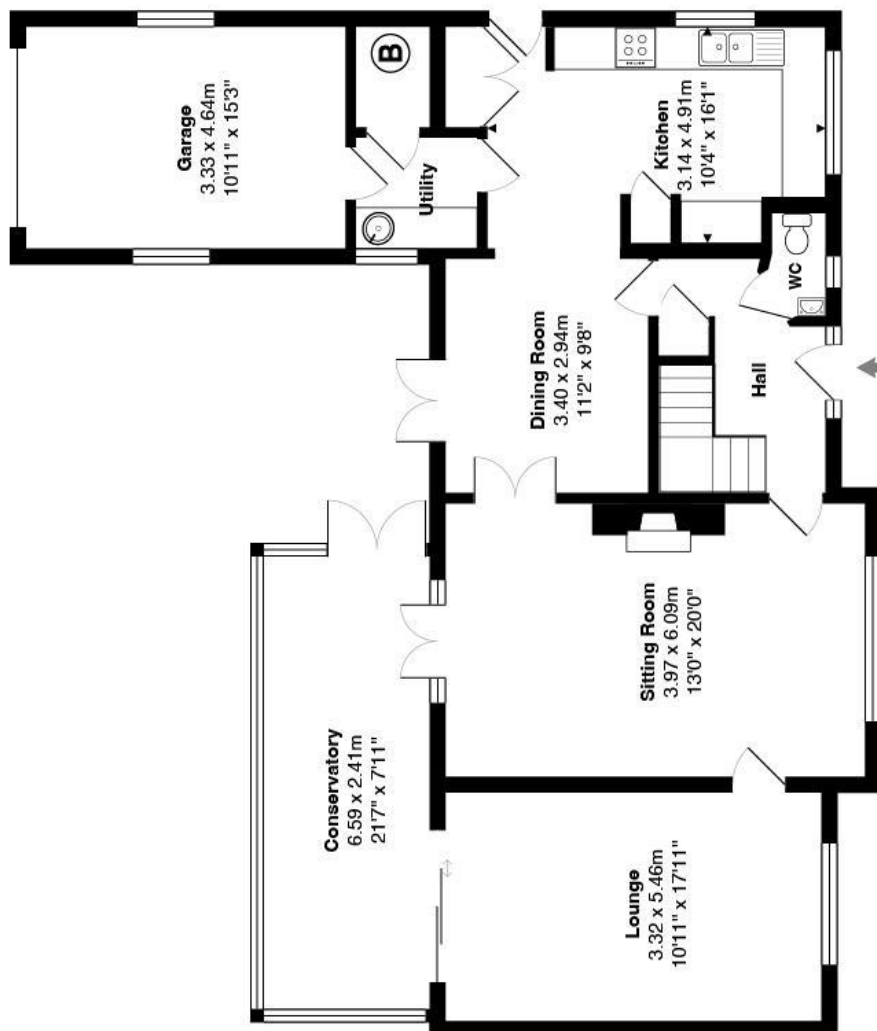
EPC rating - D

PLEASE NOTE LODESTONE HAS SEVERAL PROPERTIES THAT ARE BEING DISCREETLY MARKETING ONLY ON OUR WEBSITE –  
[www.lodestoneproperty.co.uk](http://www.lodestoneproperty.co.uk)





**First Floor**  
Area: 81.2 m<sup>2</sup> ... 874 ft<sup>2</sup>



## Lindyson House, Wraxall



Approximate gross internal floor area of main building - 200.3 m<sup>2</sup> / 2,156 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.