



HAMBLETON
ESTATE AGENTS

FRESTONE
LAMYATT
BA4 6NP



£750,000

Frestone, Lamyatt, Shepton Mallet, BA4 6NP.

Situated in the heart of the charming and highly desirable village of Lamyatt, just two miles from the fashionable market town of Bruton, this attractive detached house offers space, versatility, and scope for additional accommodation. Built in 1993 with attractive natural stone elevations, the property sits comfortably among the character cottages and period homes that define this picturesque rural village.

Behind the house lies a formal garden, beyond which stretches a two-acre field with countryside views, providing access to the village hall and church, as well as a network of countryside walks.

The property was originally designed to accommodate four bedrooms; however, the current owners opted for a layout better suited to their lifestyle, creating an exceptionally spacious principal bedroom in place of the fourth. If required, reinstating the original design to provide four bedrooms could easily be achieved. In addition, the loft was constructed with provisions in place to allow for future conversion into further accommodation, subject to the necessary consents.

Accommodation

The welcoming front door opens into a spacious hallway with a cloakroom conveniently positioned to the left. To the right lies a bright and airy sitting room running the full depth of the house, featuring an attractive inglenook-style fireplace with flue, ready for a wood-burning stove. Double doors open through to the dining room, which in turn leads via sliding doors to a light-filled conservatory overlooking the garden.

The kitchen/breakfast room is generously proportioned, fitted with a peninsula unit that incorporates both storage and a breakfast bar. Beyond lies a useful utility/boot room, complete with a butler sink, work surfaces, and an oil-fired boiler.

Upstairs, three double bedrooms are arranged around a spacious landing. The principal bedroom is particularly striking, extending across the full width of the house, while the family bath/shower room features Jack and Jill doors, providing en-suite convenience to the main bedroom.

Outside

To the front, the property offers off-road parking and access to a garage via double doors. A side path leads to the rear garden, attractively laid to lawn and featuring a covered seating area, perfect for alfresco dining and entertaining.

A gate at the end of the garden opens onto a sloping two-acre field, from which there are far-reaching countryside views. Within the field stands a pole barn and a characterful shepherd's hut a former railway carriage.

In summary, this is a rare opportunity to acquire a well-proportioned detached house in a sought-after Somerset village, with the added benefits of a two-acre field, and far-reaching countryside views. Combining village charm with easy access to Bruton and Castle Cary.

Situation

Lamyatt is a very pretty village with an active community hosting to a wide variety of events that include an annual fete, and an annual Shakespeare outdoor production. Bruton, three miles away, is a fashionable and popular town in the heart of the Somerset countryside. It has several well-known restaurants, pubs and bars including At the Chapel and The Roth Bar at the world-renowned Hauser & Wirth Gallery. The town also has a doctors' surgery, pharmacy, vet, library, post office, mini supermarkets, fuel station and numerous independent shops. Bruton is only a 5 minute drive from the very pretty town of Castle Cary, which has a mainline train station and many independent businesses including shops, boutiques and galleries. At the weekly Tuesday market, local producers gather to sell their wares including organic vegetables, artisan bread, cheese, meats and fish. Other amenities include nursery, primary and secondary schools, health centre, dental practice, library, post office, grocery stores, butcher, newsagent, chemist, pubs, restaurants and tea shops. Large supermarkets are located in Wincanton and Shepton Mallet which are both a short drive away. Gillingham (approx 20 mins away) has a Waitrose, as does Sherborne (30 mins away)

SERVICES: Mains water, electricity, private drainage, and oil fired central heating.

COUNCIL TAX BAND: D

TENURE: Freehold

VIEWING: Strictly by appointment through the agents.

Important notice: Hambleton Estate Agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings therefore room sizes should not be relied upon for carpets and furnishings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection.





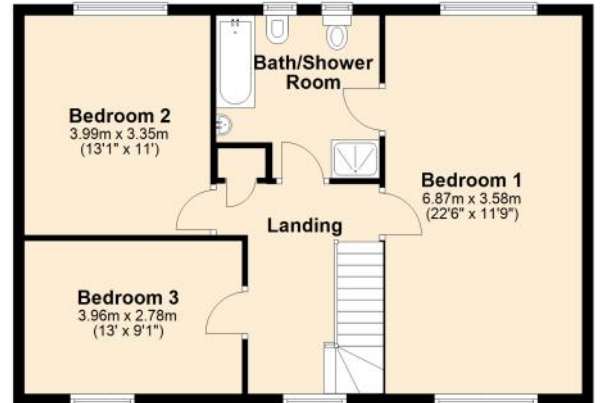
Ground Floor

Approx. 69.6 sq. metres (749.1 sq. feet)



First Floor

Approx. 69.6 sq. metres (749.1 sq. feet)



Total area: approx. 139.2 sq. metres (1498.2 sq. feet)





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Important Note: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute, or form part of, an offer or a contract. No responsibility is taken for any error, omission or misstatement in these particulars. Hambleton do not make or give whether in these particulars, during negotiation or otherwise, any representation or warranty whatsoever in relation to this property.

