

Broad Street
Stoney Stratton, Somerset, BA4 6EF



A stunning period farm house situated in the popular village of Stoney Stratton. Five double bedrooms, two ensuites plus family bathroom, impressive kitchen, three reception rooms, and office. South facing gardens, beautiful 360-degree rural views, enclosed field, and land approaching 7 acres. Large open barn. NO CHAIN.

Guide Price £1,250,000

A stunning period home situated in the sought-after village of Stoney Stratton, just a short drive from Bruton, Castle Cary, Evercreech, and Batcombe. Castle Cary mainline railway station is less than five miles away and provides a direct rail route into London.

There is a handsome façade to this wonderful property with exquisite rooms behind. A door leads into a room currently used as the dining room, which has original flagstones and a stone fireplace with wood burning stove. The sitting room is also to the front of the property and has a stone fireplace with wood burner and fitted Crucial Trading carpets. Both rooms have window seats.

The kitchen/breakfast room, which is situated to the rear, is a wonderful and welcoming space and is fitted with a generous range of wall and base units. Within the kitchen there are several integral appliances; an electric oven with an LPG-fired 5 ring hob, dishwasher, electric Aga, and an American style fridge freezer. Beyond the kitchen is a useful boot room utility that has a Belfast sink, marble flooring, and plumbing for a washing machine, and this is where the boiler which supplies the central heating is situated. There is a door that leads to a pretty and private courtyard.

There is a hallway with oak stairs to the first floor, original flagstones, coat cupboard, window seat, and storage.

From the hallway you enter a lovely dual aspect sitting room which is very cosy indeed – complete with flagstone floor and wood burning stove. Beyond this is a study or home office with a window to the side and a glazed door to the courtyard.



On the first floor there are four double bedrooms – all presented beautifully – two have original stone fireplaces, one with a log burner. One is ensuite and there is also a family bathroom.

On the second floor there is a stunning suite – exposed beams and glorious views from the windows. This bedroom is completed with a generous ensuite that has limestone flooring and underfloor heating.

Outside there are stunning landscaped gardens with flagstone terrace, manicured lawns with central fountain and gravel driveway reached through remote control wrought iron gates. There is a large open barn and beyond this a level paddock which has a separate access from the road. All in all, the garden and grounds extend to approximately 7 acres.

Many original features have been retained – blue lias flagstones, stone fireplaces, beams, etc. There are conservation grade oak floorboards and staircases. All exterior stonework has been repointed with lime mortar 2021/22. The south facing nature of the property allows for all day sun and plentiful natural light.

- Tenure: Freehold
- Council Tax Band: F
- Local Authority: Somerset Council
- Listed Building: Grade II
- EPC: N/A
- Utilities and Similar: Mains electricity, LPG gas, oil, mains water (unmetered), and mains drainage
- No Onward Chain



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Frome Office
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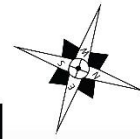
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