

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



CEDAR LODGE, HIGH STREET, CHARLTON ADAM, SOMERTON, SOMERSET, TA11 7AR

Castle Cary 6 miles, Somerton 4 miles, Glastonbury 12 miles, Bath 30 miles, Bristol 32 miles (all approximate)



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A most attractive Grade II Listed period residence with a converted former coach house, set within 1.5 acres of stunning secluded gardens, offering flexible accommodation with potential for a self-contained annexe and planning consent for an additional detached dwelling. The property has been substantially refurbished in keeping with its historic character. It offers six bedrooms of which five are large double bedrooms, four bathrooms, six reception rooms, a study and a number of utility rooms, all positioned on the edge of this picturesque village.

Accommodation

Cedar Lodge is a beautiful Grade II Listed period property believed to date from the late 17th or early 18th century, with an attached converted former coach house. Set within approximately 1.5 acres of secluded landscaped gardens, the property enjoys a wonderful sense of privacy, enhanced by mature trees including a magnificent Cedar (hence the name) sitting in the heart of the garden, and carefully designed outdoor spaces. A stone entranceway with a driveway leading through opens to the parking area (with an 11 kWh electric car charger) in front of the house. A storm porch shelters the main entrance and opens into the impressive reception hall with oak fixtures, leaded windows, and a cloakroom set within the impressive oak joinery beneath the staircase.

The hall provides access to the principal ground floor rooms, including the elegant sitting room with exposed ceiling beams, a wood-burning stove set within an inglenook fireplace, and a bay window with sash windows overlooking the front gardens. The formal dining room features underfloor heated flagstone flooring and a wine store nook. This leads through to the snug, also conveniently heated underfloor beneath its original flagstones, providing a cosy retreat with its own wood-fired stove and exposed beams.





The kitchen/breakfast room is a particular highlight, with vaulted ceilings showcasing exposed beams, bespoke oak cabinetry, granite worktops, and an oil-fired Aga. French doors open onto a private courtyard garden, ideal for morning coffee or outdoor entertaining. A utility room with underfloor heating controls and space for appliances is located adjacent, along with a cloakroom. The sweeping entrance hallway stairs lead up to a landing which accesses three of the four first-floor bedrooms. The master bedroom is an impressive suite with oak panelling, and an adjoining four-piece en-suite with a dressing room/additional double bedroom. There are two further bedrooms on this floor, one of which has an en-suite and its own staircase which rises from the hall by the kitchen. The rooms adjoin one another and can provide a further private suite for guests if desired.

The 'Cottage' Wing

The cottage is integrated with the house, but is versatile and ideal for separate, but integrated, guest accommodation or multi-generational living. It can also be completely closed off from the remainder of the house to provide a discreet standalone two-bedroom unit for rental income. This illustrates its use either as an integral part of or as an adjunct to the main house. The cottage features an underfloor heated open-plan kitchen and lounge, which leads off to a spacious ground-floor double bedroom and bathroom. Leading up from the staircase is the second generous double bedroom and en-suite bathroom. The cottage includes a substantial 28ft living room with inglenook fireplace which the owners currently use as a music room. Adjoining the music room is a substantial boot & laundry room with an external exit. The wing benefits from its own wraparound garden with a courtyard, raised beds, and gated off-road parking.

Outside

The beautifully landscaped gardens feature formal lawns, mature trees, raised beds, and secluded seating areas. A large spring-fed natural pond (approx. 150ft in length) has been thoughtfully planted with verge plants and lilies that adorn it during the summer. The pond is rich in wildlife with moorhens nesting annually and herons regularly scouting for young fish.





A stone pathway winds from the house through the grounds to stone outbuildings offering excellent storage and potential workshop facilities. The eastern side of the plot is bordered by a former stable block that has been converted to provide ample dry storage for firewood, garden machinery and a chicken coop. Planning permission was granted for conversion into a detached dwelling (references: 17/03743/REM, 14/02726/OUT and 23/01184/COL), offering further development potential. Part of the stable block has been converted into a 270 sqft studio/home gym with large double-glazed French doors opening out to the courtyard. The entire structure has been re-roofed and fitted with 24 flush-mounted Solar Photovoltaic Panels which, when paired with the Air Source Heat Pump, provide exceptional energy efficiency considering the size and age of the property. Adjoining the stables there is a sheltered carport with a high-speed 22kWh electric car charger, which provides additional parking.

Services & Features

Grade II Listed (exterior features only). Mains electricity, water, and drainage. Oil-fired boiler and Air Source Heat Pump. Tenure: Freehold. Council Tax Band: G

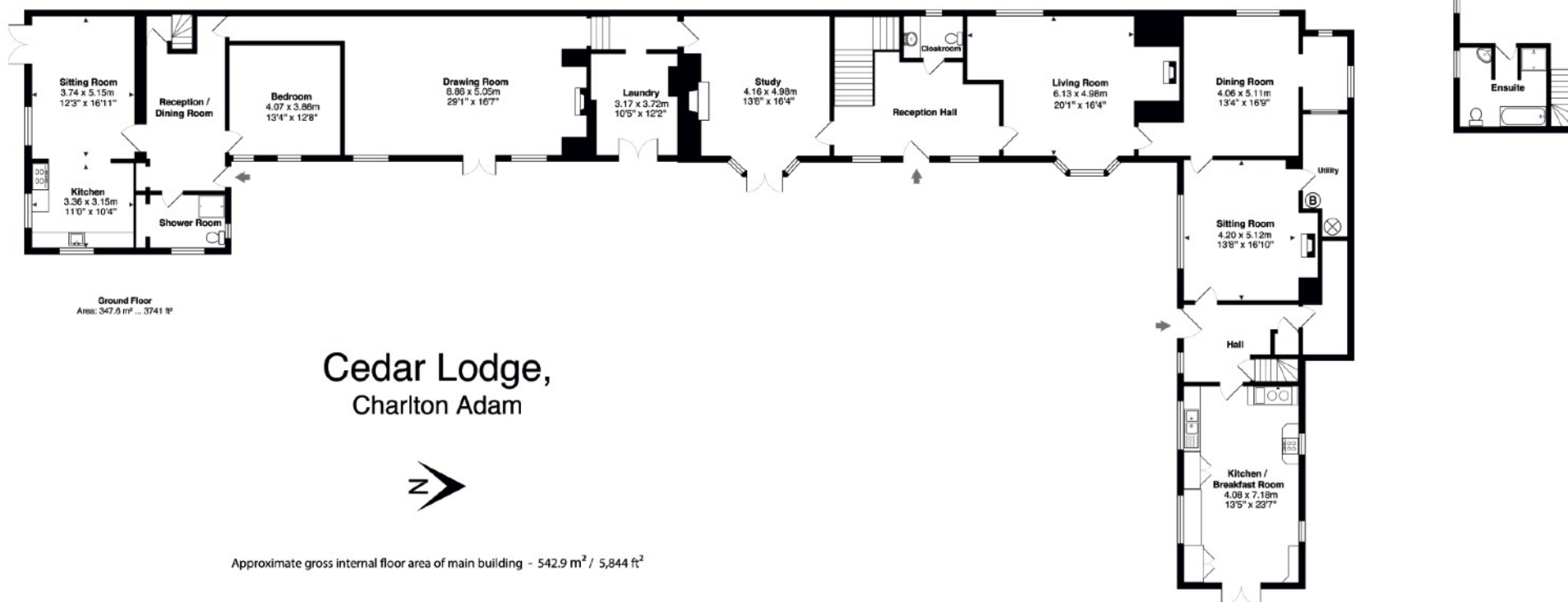
About the area

The village of Charlton Adam has a parish church, village hall and a village shop with post office. The village lies just 3 3/4 miles from Somerton a thriving Somerset town, with a selection of shops, cafes and pubs including the White Hart, Etsome Arms and Alfredo's. There are several local village schools to choose from as well as the nearby private schools of Millfield (6 1/2 miles), Hazelgrove Prep School, Sherborne Schools and Bruton Schools. On the outskirts of the nearby town of Castle Cary (10 minutes) is the railway station with its direct line to Paddington, and the A37 just a two minute drive away provides access south to the A303 for London and the Southwest and north to Bristol and Bath. Castle Cary is characterised by period buildings constructed of the distinctive honey coloured stone for which the area is well known. It remains a delightful small market town with a number of traditional shops and boutiques within the Conservation Area in which a policy of strict planning control operates to prevent inappropriate development. "The Newt in Somerset" just outside Castle Cary is home to beautiful countryside walks set in the grounds of a Georgian country estate. Within the estate there are a Hotel & Spa, Farm shop, restaurants and house & garden shop.





First Floor
Area: 195.3 m² ... 2103 ft²



Ground Floor
Area: 347.6 m² ... 3741 ft²

Cedar Lodge, Charlton Adam



Approximate gross internal floor area of main building - 542.9 m² / 5,844 ft²

IMPORTANT NOTICE - Roderick Thomas, their clients and any joint 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. 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 or otherwise.

VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

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