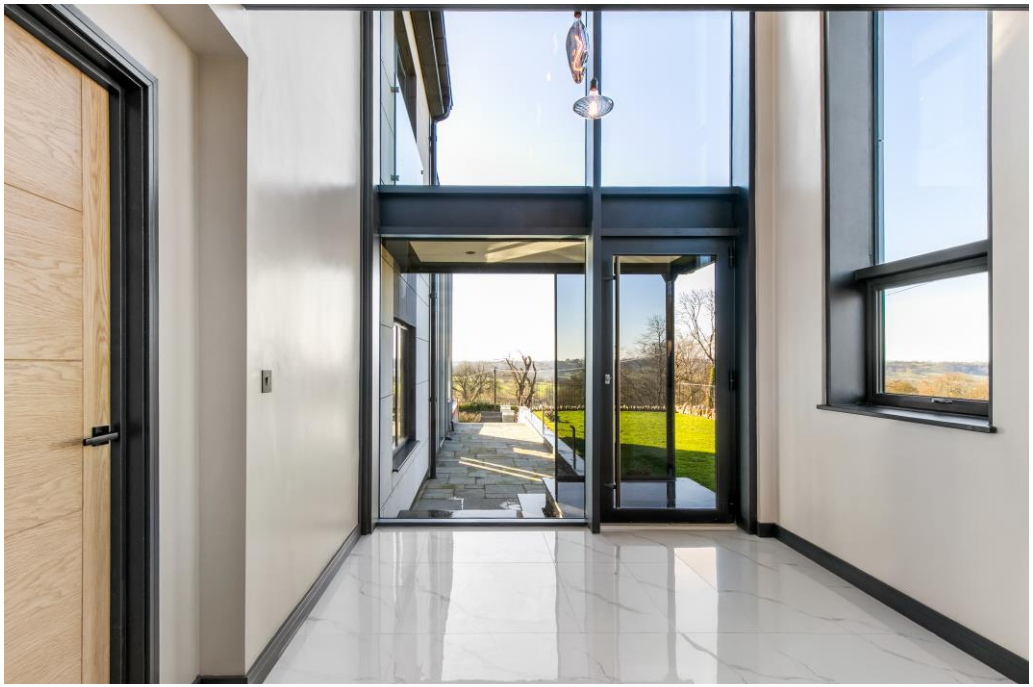
LODESTONE



Deo Gratias, Pitton













Deo Gratias, Pitton

BA4 4NU

Guide Price £1,950,000

5 Bedrooms | 6 Bathrooms | 4 Receptions

PROPERTY FEATURES

- Outstanding contemporary home in popular village
- Stunning panoramic views
- High specification quality build
- Well designed reception spaces providing flexible options
- Annexe with separate access
- 1.75 acres of land including separate paddock
- Air source heat pump
- Underfloor heating throughout
- Complimentary Glastonbury Festival Tickets
- 10 year Buildzone Warranty







Deo Gratias situated in Pilton, one of Somerset's most sought-after locations, offers a remarkable opportunity to own a stunning newly built contemporary style property that combines luxury, energy efficiency and flexible living accommodation with bespoke touches and meticulous attention to detail. Five ensuite bedrooms and a range of flexible use reception rooms are configured over four spacious storeys within a remarkable build that has been positioned to capture natural light throughout the course of the day whilst enjoying a peaceful, private and scenic position.

Embedded within the landscape and enjoying an elevated spot, the main ground floor accommodation is reached via an exceptional entrance that greets with stunning views across open countryside and glimpses through to the light and spacious accommodation. The main kitchen, dining, living area provides a superb space that has the capacity and scope to absorb some striking furniture of scale and impact. With just a sleek, discreet offering of appliances and worksurface in this area the addition of the contained rear kitchen means the option exists to keep the main thrust of the cooking process out of site but within easy serving reach.

Off the rear kitchen a lovely more intimate dining room area, also fondly known as the 'Garden Room', connects through to the sitting room as well as providing access out to the side terrace and garden, where the boundary of the garden meets a lovely paddock. For entertaining on a more intimate scale these two rooms combine beautifully and with access from the entrance hall, a feature fireplace and integrated ceiling speakers, an effective and memorable ambience is easy to achieve for guests.

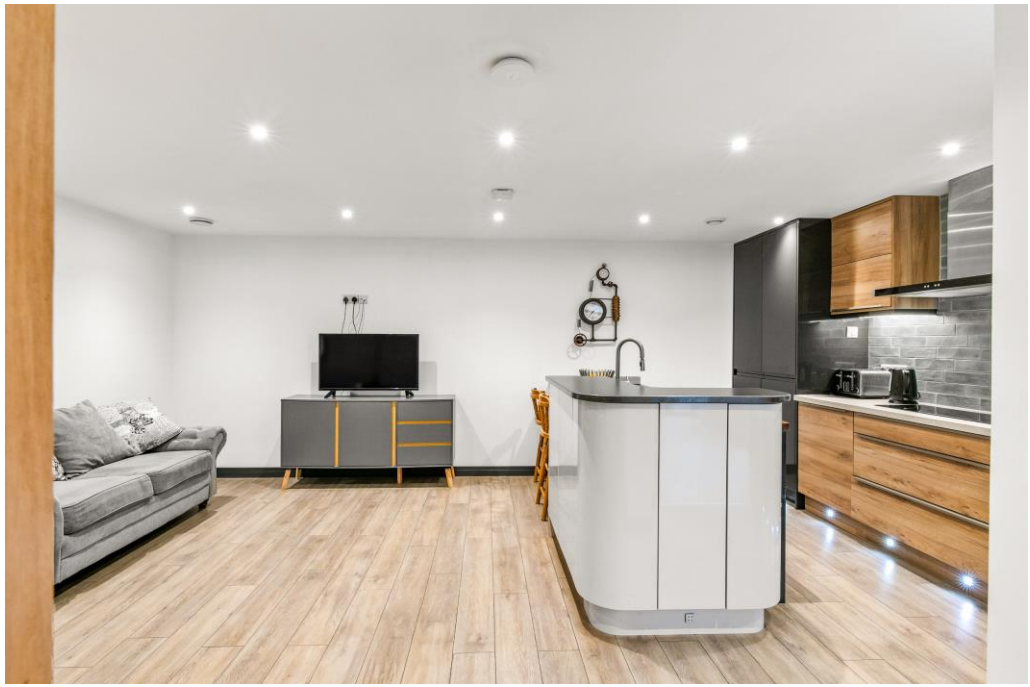
Perhaps start the welcome on the stunning roof terrace which opens off the main kitchen, dining living area and where there are stunning expansive views towards the famous Glastonbury Festival site.













On the first floor there are three bedrooms including a very well-appointed principal suite featuring extensive wardrobe space and an en-suite with separate WC. The additional two bedrooms have built in wardrobes and en-suite shower rooms. On the second floor there are a further two bedrooms with en-suite shower rooms. Accessed either from the ground floor garage or via steps from the main kitchen living area a fully equipped flexible use annexe area has plenty of scope to configure to suit individual requirements. Whether for use to house guests or family members or to kit out as an entertainment suite with cinema and games room, the fitted kitchen area and shower room already in place keep the options open.

Deo Gratias has been crafted to an exceptionally high standard and enjoys the benefit of an air source heat pump to keep the underfloor heating, that features on every floor, at an effective ambient temperature. Mechanical ventilation with heat recovery ensures that the air circulating through the house is high quality. A mix of natural and man-made materials including oak, granite and porcelain have been used to great effect along with quality appliances and high specification sanitary wear. The materials used, including those externally, cleverly tone together making for a stylish and very striking property where panoramic vistas across open countryside towards Glastonbury Tor and the famous music festival site can be enjoyed from the living accommodation, bedrooms and hallways.

Purchase of Deo Gratias comes with the reassurance of a 10-year Buildzone warranty and complimentary Glastonbury festival tickets. We highly recommend viewing to fully appreciate the unique luxury and stunning location of this exceptional property.

Outside

Deo Gratias sits proudly within a plot that matches the style and clean lines of the internal fit.













Bordering the lane that the property sits on is a beautiful blue lias stone wall and there is gated access in place plus pedestrian access to the front door as well as gated vehicle access to a large parking area and garaging, with separate access to the annexe. The gates are fitted with an intercom and are remotely controlled.

The garden area surrounding the property is currently mainly laid to lawn leaving plenty of opportunity for a design that complements the property using low maintenance planting if preferred. Across the lane is a charming paddock providing the option to keep a few sheep or a pony.

Situation

Deo Gratias is situated just a mile from the centre of Pilton where there is a thriving local community. Pilton is well known for being home to the Glastonbury Festival and Deo Gratias' new owners will have access to valued village tickets, with the main entrance gate to the festival just a 15-minute walk from the house.

Aside from the Festival, Pilton has numerous clubs, a playgroup, a bus to a local primary school, a very smart village hall, a village shop which hosts the Post Office, playing fields with a clubhouse and a newly renovated pub The Crown which has built an excellent reputation. Notable local events include the very well attended September Pilton weekend that includes the village flower show and fete, a barn dance, a tug of war, a cricket match and a 'fun sports day' (see www.piltonvillage.co.uk).

Nearby is the ancient City of Wells, the smallest Cathedral city in England. The high street is vibrant and home to a good selection of chain stores (such as Boots and Waterstones) and a variety of independent shops, restaurants and pubs. Amba offers beautiful women's wear and the Queen Street Deli sells an amazing range of cheeses, breads and chocolates.


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There is a twice weekly market offering good local produce, delicious fresh fish, meat products and a variety of street food. Wells also has a choice of supermarkets including Waitrose, Tesco, Morrisons and a new Lidl. At the very heart of the city is the stunning mediaeval Cathedral, Bishop's Palace with its superb garden, and Vicars' Close (reputed to be the oldest surviving residential street in Europe).

Other local attractions and amenities include the well-known Bath and West Show Ground, the Wells and Mendip golf clubs whilst sailing and fishing can be found on the Chew Valley and Blagdon Lakes. The heritage city of Bath and regional centre of Bristol are both within very easy reach. Fifteen minutes away is the very popular small town of Bruton which has the popular restaurant/coffee/bread shop 'At the Chapel' and the world-famous Hauser and Wirth Art Gallery. Babbington House, Soho House's country mansion is under a 30-minute drive and The Newt country estate can be reached in just 20 minutes.

Transport links are excellent with Castle Cary's mainline railway station just 15 minutes away providing links to London (within 1 hour 26 minutes), Wales and the whole of the Southwest of England. The A303 with direct access to London and the Southwest is a 20 minute drive. Bristol airport is just 30 minutes away.

There are excellent state and independent schools in the area including highly regarded primary schools in Wells, the popular Wells Blue Secondary school, Wells Cathedral School - Prep and Senior, Millfield Prep and Senior schools, Downside School, All Hallows Preparatory School and the Bruton schools.

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: E
Guide Price: £2,200,000
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:
Heating: Air Source Heat Pump
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: Parking for multiple vehicles

PART C

Building Safety:
Restrictions: The vendor has not reported any restrictions relating to the property but we recommend that you consult with your conveyancing solicitor in relation to this.

Rights and Easements: The vendor has not maade us aware of any rights or easements but we recommend that you consult with your solicitor to confirm this
Flood Risk: According to the following website https://check-long-term-flood-risk.service.gov.uk/risk# the property is at very low risk of flooding from surface water or rivers and the sea.
Coastal Erosion Risk: N/A
Planning Permission: We are not aware of any undecided planning applications within the vicinity of the property but this situation can alter at any time. Your conveyancing solicitor will be able to advise during the searches process.
Accessibility/Adaptations: N/A
Coalfield Or Mining Area: N/A
Energy Performance Certificate: B

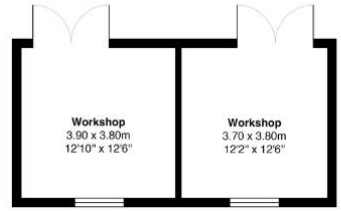
No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot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

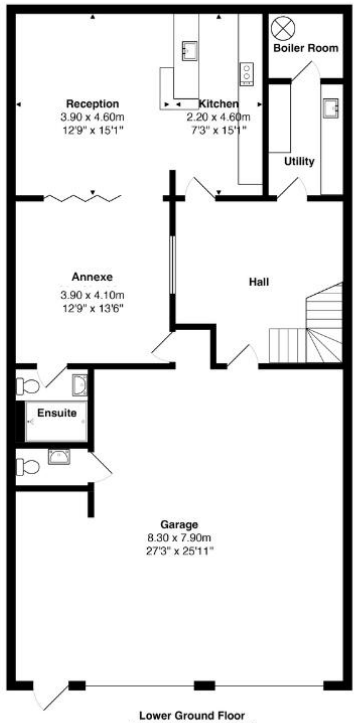

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Pilton

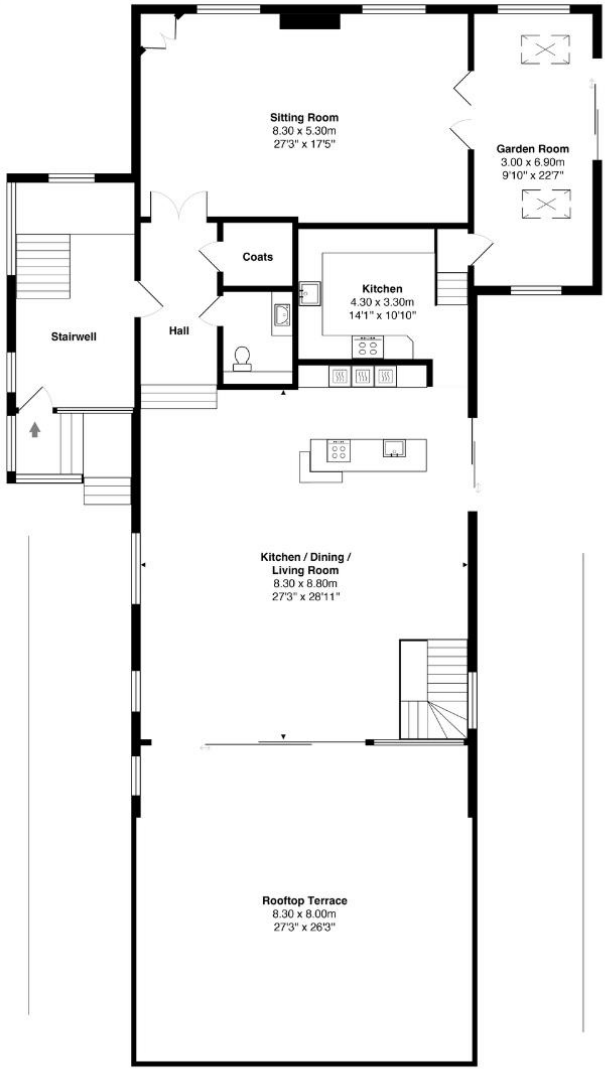
Approximate gross internal floor area of main building - 564 m² / 6,072 ft²



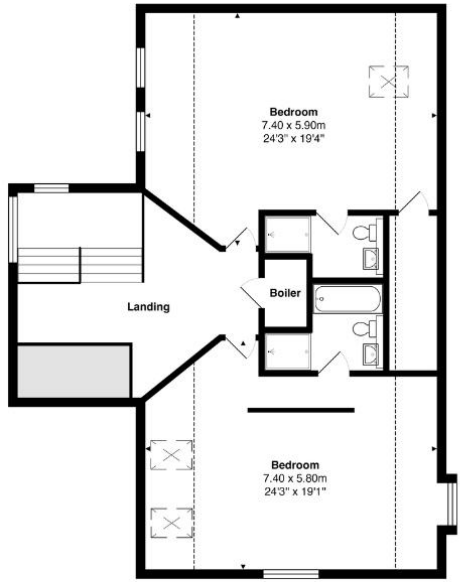
Area: 30.0 m² ... 323 ft²



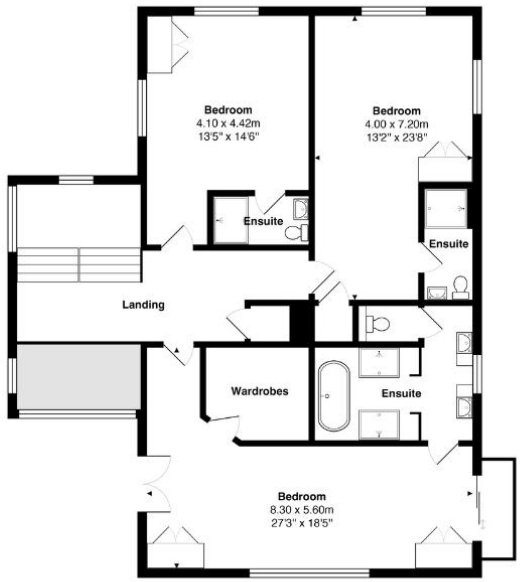
Lower Ground Floor
Area: 138.0 m² ... 1485 ft²



Ground Floor
Area: 172.0 m² ... 1852 ft²
(excluding terrace)



Second Floor
Area: 121.0 m² ... 1303 ft²



First Floor
Area: 133.0 m² ... 1432 ft²

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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