LODESTONE



Harvest Cottage, Wraxall



Harvest Cottage, Wraxall

BA4 6RQ

Guide Price £325,000

3 Bedrooms | 2 Bathrooms | 2 Receptions

PROPERTY FEATURES

- Exclusive development of just seven thoughtfully designed homes
- Visit our three bedroom view home by appointment only
- Light filled interiors with engineered oak flooring throughout the ground floor
- High-spec kitchen with integrated appliances
- Underfloor heating to ground floor
- Private patio and countryside backdrop, perfect for relaxed outdoor living
- Situated just 5 miles from Castle Cary Train Station













Harvest Cottage is a beautifully designed three-bedroom home which combines contemporary living with far-reaching views across South Somerset. One of seven properties at The Vinings, this bespoke collection of new homes offer light-filled interiors, and a high quality finish throughout.

At the heart of the home is a stylish shaker-style kitchen by Howdens, finished in 'Pebble' with Silestone worktops. Integrated appliances include an electric oven, AEG induction hob with extractor, Lamona fridge freezer, dishwasher and integrated bin drawer-ideal for modern day living and entertaining.

The property benefits from underfloor heating to the ground floor, with radiators to the first floor and heated towel rails in the bathrooms. A feature staircase with herringbone sisal runner adds a striking focal point, while Porcelanosa tiles and sanitaryware bring a high-quality, contemporary finish to the kitchen and bathrooms. Bedrooms are fitted with soft wool carpets, and black internal doors add a stylish contrast throughout.

Externally, the property enjoys a private patio, perfect for outdoor dining, along with an outside tap and allocated parking. The surrounding countryside offers beautiful open views and immediate access to scenic walks.

The Development
Designed and constructed by a highly-regarded local builder, this development of seven bespoke properties combines luxurious living with a small-scale community on the edge of Wraxall.

Please note this development is still currently under construction, with full completion due in 2026.

Situation
Situated just 5 miles from Castle Cary and 20 miles south of Bath, nestled between the Mendip Hills and the Blackmore Vale, Wraxall is a beautiful and well-connected hamlet.

The development is just a short walk from award-winning Wraxall Vineyard and The View - a stunning events space used for local wine and pizza nights, wine-tasting workshops and private events. Planted in 1974, and now run by a local husband and wife team, the vineyard is one of the oldest in Somerset producing English Wines highly-regarded around the world.

The neighbouring village of Ditcheat boasts a community shop, church, and highly regarded primary school. Families will particularly value The Vinings' proximity to Ditcheat Primary School, one of Somerset's most highly regarded village schools. Known for its nurturing ethos, strong academic standards and vibrant outdoor learning, the school is firmly embedded in the local community and consistently praised for the confidence and curiosity it inspires in its pupils. Its location within easy reach of Wraxall makes The Vinings an ideal setting for those seeking exceptional education alongside the freedoms of village and countryside living.

Famous for Paul Nicholl's racing stables, Ditcheat is also home to the 12th century St Mary Magdalene Church and the 17th Century Manor House Inn recently reopened by The Chickpea Group. Just 10 minutes away, Castle Cary blends market-town charm with convenience, offering independent shops, galleries, a weekly market of fresh local produce and a full range of everyday amenities. Nearby Bruton is a cultural and culinary hotspot, home to Michelin-starred Osip, acclaimed restaurants such as At the Chapel and The Old Pharmacy, and the celebrated Hauser & Wirth gallery with its Roth Bar and Da Costa Italian restaurant. The internationally acclaimed The Newt in Somerset is also just a 10-minute drive away.

Transport
Excellent transport links include Castle Cary's mainline station, with direct trains to London Paddington in around 90 minutes, while Templecombe Station provides direct links London Waterloo. The A303 provides a direct route to London via the M3.

Schools
There are excellent local independent and state schools nearby. Ditcheat, Bruton and Castle Primary School are all within a 5-mile radius. As are secondary education options including: King's School Bruton, the state-owned boarding school Sexey's and Ansford Academy - a mixed 11-16 comprehensive school. Further independent choices include Millfield, Sherborne, Hazelgrove and All Hallows Prep schools.

Directions
Post code: BA4 6RQ
What.3.Words: ///nicknames.tone.guarding

Additional Information
The property benefits from a 10-year ICW new build warranty, and viewings are strictly by appointment.

Agent's Note:
Following completion, a management company, Vinings Wraxall Management Ltd, will be in place to manage and maintain the communal areas and shared facilities within the development. This includes the package treatment plant, communal lighting and associated energy costs, as well as the wider infrastructure and services, ensuring everything is properly maintained and operated for the benefit of all residents.

Each property owner will make an agreed monthly contribution towards the ongoing running and maintenance costs, which will also include provision for a sinking fund for future works and expenditure.

Once the final property has been sold, the management company will be transferred to the residents. Each property will hold one share in the company, and residents who wish to be involved will have the opportunity to become directors and/or secretary of the company.







At the heart of the home is a stylish shaker-style kitchen by Howdens, finished in 'Pebble' with Silestone worktops. Integrated appliances include an electric oven, AEG induction hob with extractor, Lamona fridge freezer, dishwasher and integrated bin drawer-ideal for modern day living and entertaining.

The property benefits from underfloor heating to the ground floor, with radiators to the first floor and heated towel rails in the bathrooms. A feature staircase with herringbone sisal runner adds a striking focal point, while Porcelanosa tiles and sanitaryware bring a high-quality, contemporary finish to the kitchen and bathrooms. Bedrooms are fitted with soft wool carpets, and black internal doors add a stylish contrast throughout.

Externally, the property enjoys a private patio, perfect for outdoor dining, along with an outside tap and allocated parking. The surrounding countryside offers beautiful open views and immediate access to scenic walks.

The Development
Designed and constructed by a highly-regarded local builder, this development of seven bespoke properties combines luxurious living with a small-scale community on the edge of Wraxall.

Please note this development is still currently under construction, with full completion due in 2026.

Situation
Situated just 5 miles from Castle Cary and 20 miles south of Bath, nestled between the Mendip Hills and the Blackmore Vale, Wraxall is a beautiful and well-connected hamlet.

The development is just a short walk from award-winning Wraxall Vineyard and The View - a stunning events space used for local wine and pizza nights, wine-tasting workshops and private events. Planted in 1974, and now run by a local husband and wife team, the vineyard is one of the oldest in Somerset producing English Wines highly-regarded around the world.

The neighbouring village of Ditcheat boasts a community shop, church, and highly regarded primary school. Families will particularly value The Vinings' proximity to Ditcheat Primary School, one of Somerset's most highly regarded village schools. Known for its nurturing ethos, strong academic standards and vibrant outdoor learning, the school is firmly embedded in the local community and consistently praised for the confidence and curiosity it inspires in its pupils. Its location within easy reach of Wraxall makes The Vinings an ideal setting for those seeking exceptional education alongside the freedoms of village and countryside living.

Famous for Paul Nicholl's racing stables, Ditcheat is also home to the 12th century St Mary Magdalene Church and the 17th Century Manor House Inn recently reopened by The Chickpea Group. Just 10 minutes away, Castle Cary blends market-town charm with convenience, offering independent shops, galleries, a weekly market of fresh local produce and a full range of everyday amenities. Nearby Bruton is a cultural and culinary hotspot, home to Michelin-starred Osip, acclaimed restaurants such as At the Chapel and The Old Pharmacy, and the celebrated Hauser & Wirth gallery with its Roth Bar and Da Costa Italian restaurant. The internationally acclaimed The Newt in Somerset is also just a 10-minute drive away.

Transport
Excellent transport links include Castle Cary's mainline station, with direct trains to London Paddington in around 90 minutes, while Templecombe Station provides direct links London Waterloo. The A303 provides a direct route to London via the M3.

Schools
There are excellent local independent and state schools nearby. Ditcheat, Bruton and Castle Primary School are all within a 5-mile radius. As are secondary education options including: King's School Bruton, the state-owned boarding school Sexey's and Ansford Academy - a mixed 11-16 comprehensive school. Further independent choices include Millfield, Sherborne, Hazelgrove and All Hallows Prep schools.

Directions
Post code: BA4 6RQ
What.3.Words: ///nicknames.tone.guarding

Additional Information
The property benefits from a 10-year ICW new build warranty, and viewings are strictly by appointment.

Agent's Note:
Following completion, a management company, Vinings Wraxall Management Ltd, will be in place to manage and maintain the communal areas and shared facilities within the development. This includes the package treatment plant, communal lighting and associated energy costs, as well as the wider infrastructure and services, ensuring everything is properly maintained and operated for the benefit of all residents.

Each property owner will make an agreed monthly contribution towards the ongoing running and maintenance costs, which will also include provision for a sinking fund for future works and expenditure.

Once the final property has been sold, the management company will be transferred to the residents. Each property will hold one share in the company, and residents who wish to be involved will have the opportunity to become directors and/or secretary of the company.

This arrangement is intended to give the residents a shared responsibility and involvement in the future management and upkeep of the development.





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: TBC
Guide Price: £325,000
Tenure: Freehold

Part B
Property Type: Semi- detached
Property Construction: Shearstone Blackmoor Heather Cottage Stone, Cream uPVC flush casement windows, Marley Mendip Roof Tiles (Old English Dark Red). ICW 10-year warranty.
Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls
Electricity Supply: Mains/PV panels on roof
Water Supply: Mains
Sewerage: Private Treatment Plant
Heating: Mains Gas Heating
Broadband: Expected to be Fibre fed to property - TBC.
Mobile Signal/Coverage: Please refer to Ofcom website. https://checker.ofcom.org.uk/en-gb/mobile-coverage
Parking: parking for 2-3 cars

Part C
Building Safety: The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.
Restrictions: We're not aware of any significant/material restrictions, but we'd recommend you review the Title/deeds of the property with your solicitor.
Rights and Easements: We're not aware of any significant/material restrictions or rights, but we'd recommend you review the Title/deeds of the property with your solicitor.
Flood Risk: N/A
Coastal Erosion Risk: N/A
Planning Permission: This is a new homes development
Accessibility/Adaptations: N/A
Coalfield Or Mining Area: N/A
Energy Performance Certificate: TBC

Other Disclosures
No other Material disclosures have been made by the Vendor.

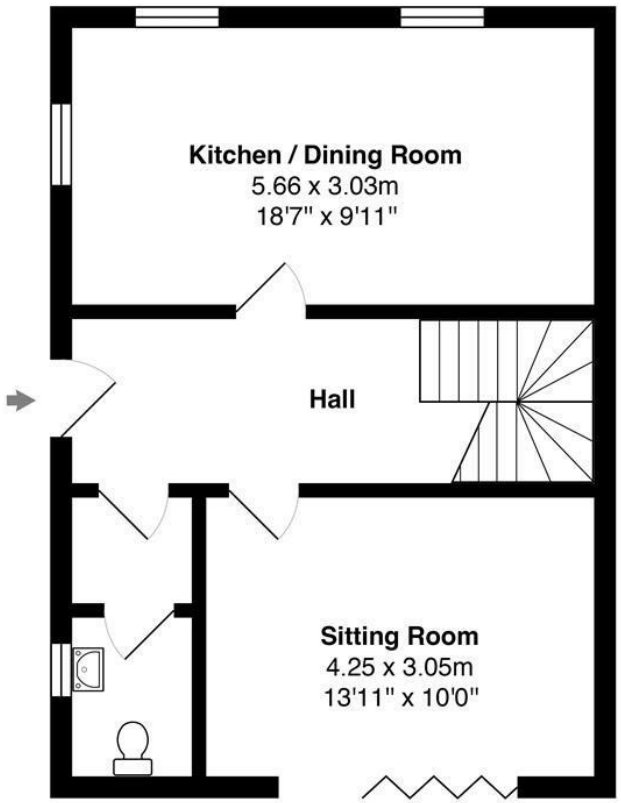
This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental 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.

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 profession confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quote 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.

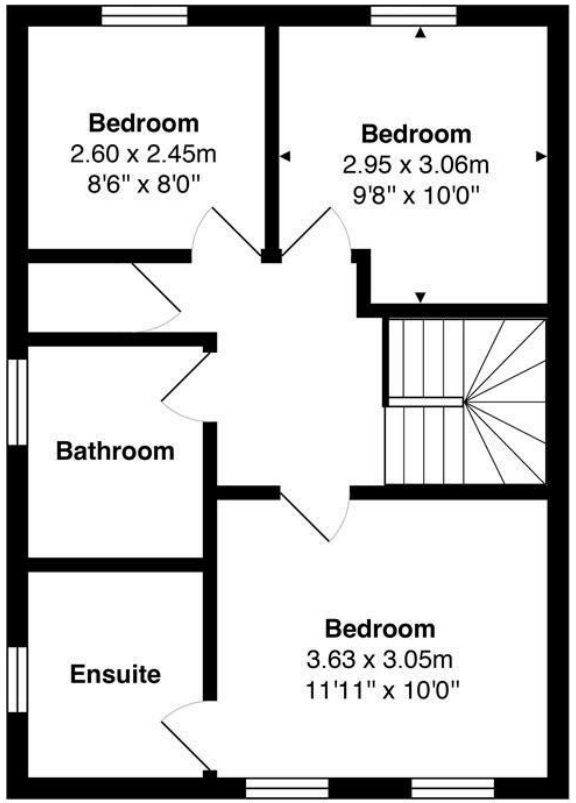


Plot 1,
The Vinings,
Wraxall

Approximate gross internal floor area of main building - 94.4 m² / 1,016 ft²



Ground Floor
Area: 47.2 m² ... 508 ft²



First Floor
Area: 47.2 m² ... 508 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.

Bruton
Fry's Halt
Station Road
Bruton, Somerset
BA10 0EH
Tel: 01749 605099
bruton@lodestoneproperty.co.uk

Wells
By appointment only: Bishopbrook House
Cathedral Avenue
Wells, Somerset
BA5 1FD
Tel: 01749 605088
wells@lodestoneproperty.co.uk

www.lodestoneproperty.co.uk