

THE MODERN HOUSE



*Somerset
Sold*

Kingweston

Built in the 19th century, this lovely Grade-II listed detached house with private garden has been beautifully renovated and modernised throughout by its current owner, and represents a rare opportunity to acquire a property on the historic Kingweston Estate in Somerset. Internal accommodation has been extended to approximately 2,273 sq ft and is arranged as two reception rooms, kitchen/diner, three bedrooms, two bathrooms and a guest studio with fourth bedroom and en-suite shower room. It can be found in a tranquil and picturesque setting overlooking wheat fields on the edge of a small village between Castle Cary, Somerton and Glastonbury.

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Originally constructed in locally-sourced Blue Lias stone, the house has a slate roof and lattice windows, and an attractive 18th century Coad-stone roundel on the front elevation. It is accessed via a walled front garden and gated driveway with space for two cars. The front door opens to a wide hallway clad in a striking wallpaper designed by Adam Calkin for Lewis & Wood. To the left is the sitting room with open fireplace and exposed-timber beams, and to the right, a second reception/library. There is engineered oak flooring with underfloor heating throughout the ground level.

At the end of the entrance hall is a wonderfully bright open-plan kitchen, utility room, and dining area bathed in light beneath a large roof light. Both the kitchen and study have Crittall-style glazed doors providing access to a south-facing rear courtyard. Across the flagstone paving is a timber-clad guest house with bedroom and en-suite shower room, also with engineered-oak flooring, electric underfloor heating and steel-framed glazed doors. At the rear of the property is an easily-maintained wildflower garden.

The upper level has three double bedrooms, one with en-suite shower room, and a family bathroom with free-standing bathtub and feature wall in Moroccan tiles by Emerie & Cie.

Kingweston is an historic village set amongst the unspoilt countryside of south Somerset, with views of Glastonbury Tor and King Alfred's Tower at Stourhead. There is a very good farm shop in the village. Bath and Bristol are approximately an hour by car. Castle Cary is approximately 15 minutes' by car and has direct rail services to London Paddington in an hour and a half. There are a number of highly regarded schools in the area including Millfield, which is a five-minute drive, Hazelgrove, Wells Cathedral school, and the excellent Bruton and Sherborne schools.

*South-West England
Sold*

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.