



Eden Nursery





# Eden Nursery

Charlton Musgrove, Wincanton, BA9 8EZ

A303 1 Mile Wincanton 2 Miles

- A Pair of Contemporary Detached Homes
- Wonderful Eco Features
- 8 Bedrooms, 5 Bathrooms in Total
- Open Plan Living Spaces
- Varied, Level Grounds
- Natural Swimming Pool
- Secluded Setting
- Close to Transport Links

**Guide price £975,000**

## THE PROPERTY

Whilst it can be argued that each and every property is unique, it is exceedingly rare to find a home which suggests such a radical departure from the "run-of-the-mill" as Eden Nursery. Designed to fit comfortably within the beautiful South Somerset landscape, this pair of stunning contemporary homes offer an ideal set-up for modern life on the merits of the spacious accommodation alone, yet when one factors in the considerable benefits of a secluded location within easy reach of transport links, numerous eco-friendly conveniences and a large, varied plot, it becomes clear that this must be one of the finest properties in the area. Befitting the name "Eden Nursery" the property has been carefully nurtured under the current ownership, with a gradual programme of growth and change to create the two contrasting yet complementary houses which offer a multitude of possibilities, from allowing an extended family to live as closely or independently as desired to providing an income stream via holiday or long-term letting. There is also the potential to link the two properties by constructing a central "Atrium" (subject to any necessary consents), creating a superlative home approaching 5000 sqft.

Throughout the evolution of the property, a painstaking effort was made to ensure that facilities are in place to keep the environmental impact of the property at a minimum. The services have been carefully thought through; underfloor heating throughout both properties is generated from a ground-source heat pump, with solar-heated hot water and a wind turbine providing a free, renewable source of electricity. Water saving measures are in place including a rainwater harvesting system and low-flush WCs, and there is also a biotec wastewater treatment system. Furthermore, sustainable materials have been used at every opportunity within, including wood flooring and kitchens made from reclaimed timber or fast-growing species, LED lighting and open fireplaces or wood burning stoves in both properties. Even the garden is thoughtfully designed to be a haven for wildlife, including the rarely-seen asset of a natural swimming pond, whilst offering an element of self sufficiency, with multiple produce beds and fruit trees.

Internally, both properties are a joy. Multiple glass doors and windows flood the generously proportioned rooms with natural light, creating a sense of space and air throughout which is complemented by a fresh, neutral scheme of decoration. The accommodation has a sociable emphasis with beautiful open living spaces lying open to large kitchens with plenty of space for family dining tables, offering fantastic circulation space for entertaining and everyday enjoyment alike. A total of eight double bedrooms are



A fabulously unique property comprising a pair of spacious Eco homes set in a generous, secluded plot of nearly 2.5 acres







divided between the two dwellings, with ground-floor sleeping and bathroom facilities in both. The master bedroom in the larger of the houses, where 5 bedrooms can be found, is of particular note; with a wrap-around balcony (onto which two sets of glass doors open), a double faced wood burning stove and a bath tub perfectly placed to enjoy far-reaching country views, this room exudes the luxury and style demonstrated throughout both properties. The theme of capitalising on the lovely views has been continued into the en suite shower room, where the shower is bordered by a full length window - the epitome of "a room with a view". With 3 bedrooms, 2 bathrooms and an open-plan living room/ kitchen, all presented in a similarly unique fashion, the smaller of the two properties maintains an impressive floor area of around 1900sqft, providing perfectly proportioned ancillary accommodation which ensures comfortable and stylish lodgings for extended family with every domestic convenience on hand.

## OUTSIDE

The dwellings at Eden Nursery are surrounded by generous, mature grounds approaching 2.5 acres. A copse of mature trees screens the property from the public road, and the rear garden adjoins open fields, ensuring a sense of seclusion and privacy. Both houses enjoy personal sun terraces to the front, and there is also a large sociable pleasure lawn to the rear, offering excellent opportunities for relaxing, dining and entertaining out of doors. The grounds cater for a broad variety of outdoor pursuits with a natural swimming pond to the side of the smaller of the houses, and a play area with a magnificent tree house which can be found beyond the pleasure lawn. Those with green fingers will be well at home in the produce garden which comprises a number of raised beds covered by bird netting, ensuring a chance to achieve an element of self-sufficiency. At the end of the garden is a designated wildlife area with a pond, creating an absolute paradise for a variety of birds, insects and animals. Parking is well provided for with a gravelled driveway culminating in a parking and turning area for a number of vehicles.

## SITUATION

The property is situated in a rural location just outside the popular village of Charlton Musgrove, with the highly regarded town of Wincanton within easy reach. Furthermore, the sought-after art and foodie haven of Bruton is just 5 miles distant, where there are a variety of cultural and creative amenities including the Hauser Wirth gallery, The Chapel Restaurant and an assortment of other independent businesses. Lovely walks can be enjoyed in the area with the National Trust owned Stourhead estate just 10 minutes away by road, or accessible on foot via a footpath leading through fields adjacent to the property, leading first to Penselwood.

Transport links are excellent with the A303 trunk road 1 mile from the property, yet far enough distant to avoid road noise. A main line train station in Castle Cary offers regular, direct rail services to London (Paddington).

Education is well catered for in the area with a variety of state and independent schools nearby including Sherborne Schools, Sunnyhill and Kings Bruton, Hazelgrove and Millfield at Street.

## SERVICES

Mains water and electricity. Private drainage (biotec sewage treatment system). Ground source heat pump. Wind turbine generating electricity. Rain water harvesting system. Solar hot water.

## VIEWINGS

Strictly by appointment with the vendor's selling agents, Messrs. Stags, Yeovil Office, telephone 01935 475000.

## DIRECTIONS

From the A303 Sparkford Roundabout, continue on the A303 towards London and pass the exit to Wincanton. Take the next exit, signposted to Wincanton Racecourse and at the end of the slip road turn left towards Charlton Musgrove. Turn right just after the Hunters Lodge Inn and proceed on this road for about 300m. The entrance to the property can be found on the right.



These particulars are a guide only and should not be relied upon for any purpose.



Stags

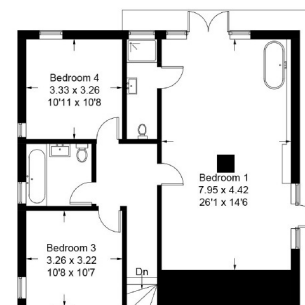
4/6 Park Road, Yeovil, Somerset, BA20 1DZ

Tel: 01935 475000

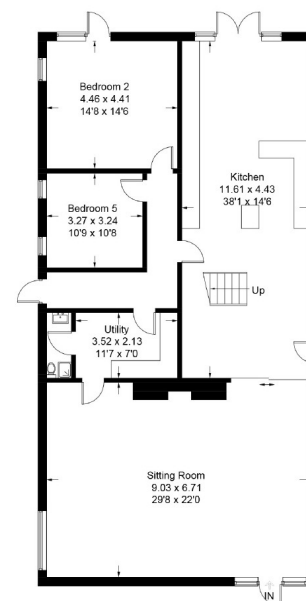
yeovil@stags.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		97
(81-91)	<b>B</b>	88	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

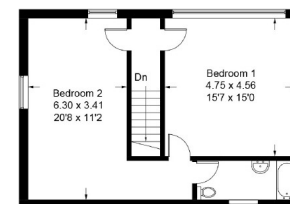
Approximate Gross Internal Area = 247.0 sq m / 2659 sq ft  
Annexe = 176.5 sq m / 1900 sq ft  
Total = 423.5 sq m / 4559 sq ft



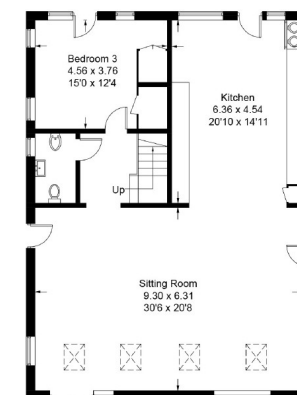
First Floor



Ground Floor



Annexe - First Floor



Annexe - Ground Floor  
(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID411217)