



£600,000

3 Bedroom Cottage for sale

Stone Cottage Stone Lane, East Pennard, East Pennard, Shepton Mallet





## Overview

A stunning, turn-key detached period cottage in East Pennard, featuring a high-spec detached studio/annexe and breathtaking southerly views over open countryside. Perfectly blending historic charm with modern living, this "lifestyle compound" offers the ultimate work from home setup and unique local perks, including eligibility for Glastonbury Festival Sunday tickets.



## Key Features

- Detached Period Character Cottage
- South Facing Landscaped Gardens
- Gourmet Kitchen
- Modernised Throughout
- Multi Generational Living
- Income Potential
- Glastonbury Festival Catchment
- Commuter Convenience - A37 and A303





You don't want to miss this idyllic Somerset retreat! Stone Cottage is a beautifully modernised home that offers total privacy, incredible flexibility with a ground-floor third bedroom, and a detached studio that's a complete game-changer for professional working or rental income.

### The Lifestyle

Imagine waking up to uninterrupted southerly views over rolling Somerset countryside, then strolling across to a private, detached professional studio to start your work day. Stone Cottage is a true "lifestyle compound" designed for those who crave period charm without the traditional compromises. Adjoining open fields on two sides, this home offers a level of privacy and tranquillity that is increasingly hard to find, all while being within easy reach of transport links like the A303 and the vibrant culture of nearby Glastonbury.

### The Heart of the Home

The ground floor has been masterfully extended and recently re-decorated to create a light-filled sanctuary. The star of the show is the extensively upgraded 19' kitchen/breakfast room, boasting sleek Quartz work surfaces and triple Velux skylights that bathe the room in natural light. Whether you're hosting a dinner party or enjoying a quiet coffee, this space seamlessly connects to the beautifully landscaped gardens. For cosy winter evenings, the dual-aspect sitting room features a recently installed multifuel burner, evoking that classic cottage feel.

### Versatile Living Spaces

The layout is incredibly flexible, offering a ground-floor double bedroom/snug alongside a modern family bathroom with elegant floor-to-ceiling tiling. Upstairs, you will find two further double bedrooms, both intentionally designed to frame the stunning southern views over the gardens and the countryside beyond, served by a separate WC.

### The Game Changer: Detached Studio & Rental Potential

The detached garage and outbuildings truly set this property apart. This high-spec studio space (over 16' long) includes its own separate shower room and home office, offering a "Game Changer" for modern living. Beyond a dedicated workspace, this versatile area presents an excellent income-generating opportunity as a holiday rental or Airbnb, particularly sought after by those



visiting the local area and the festival.

### Outside Space

The south-facing gardens are a horticultural delight, featuring mature flower borders and established trees. Multiple seating areas, including a raised terrace with a charming pergola, provide the perfect backdrop for al fresco dining while soaking in idyllic views with a glass of wine. Practicality is assured with a shingled driveway for multiple vehicles and a brand-new water treatment plant installed in 2024 for complete peace of mind.

### The Music Festival Perk

Location is everything, and for music lovers, this property sits in a prime spot for the world-famous Glastonbury Festival. Situated in the village of East Pennard, residents are traditionally eligible to apply for a complimentary Sunday ticket, allowing you to experience the legendary atmosphere of the festival's final day right on your doorstep.

### Commuter Convenience

While tucked away in a quiet lane, the home is within easy reach of the A37 and A303, providing quick links to Castle Cary, Shepton Mallet, and beyond.

# Floorplans



## Stone Cottage, Stone Lane, East Pennard, Shepton Mallet, BA4

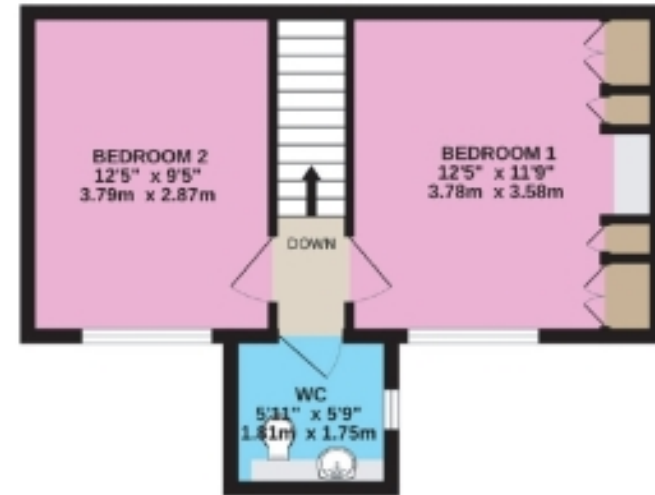
APPROX. GROSS INTERNAL FLOOR AREA 1121 SQ FT 104.1 SQ METRES

OUTBUILDING 340 SQ FT 31.6 SQ METRES

TOTAL 1461 SQ FT 135.7 SQ METRES



GROUND FLOOR



FIRST FLOOR

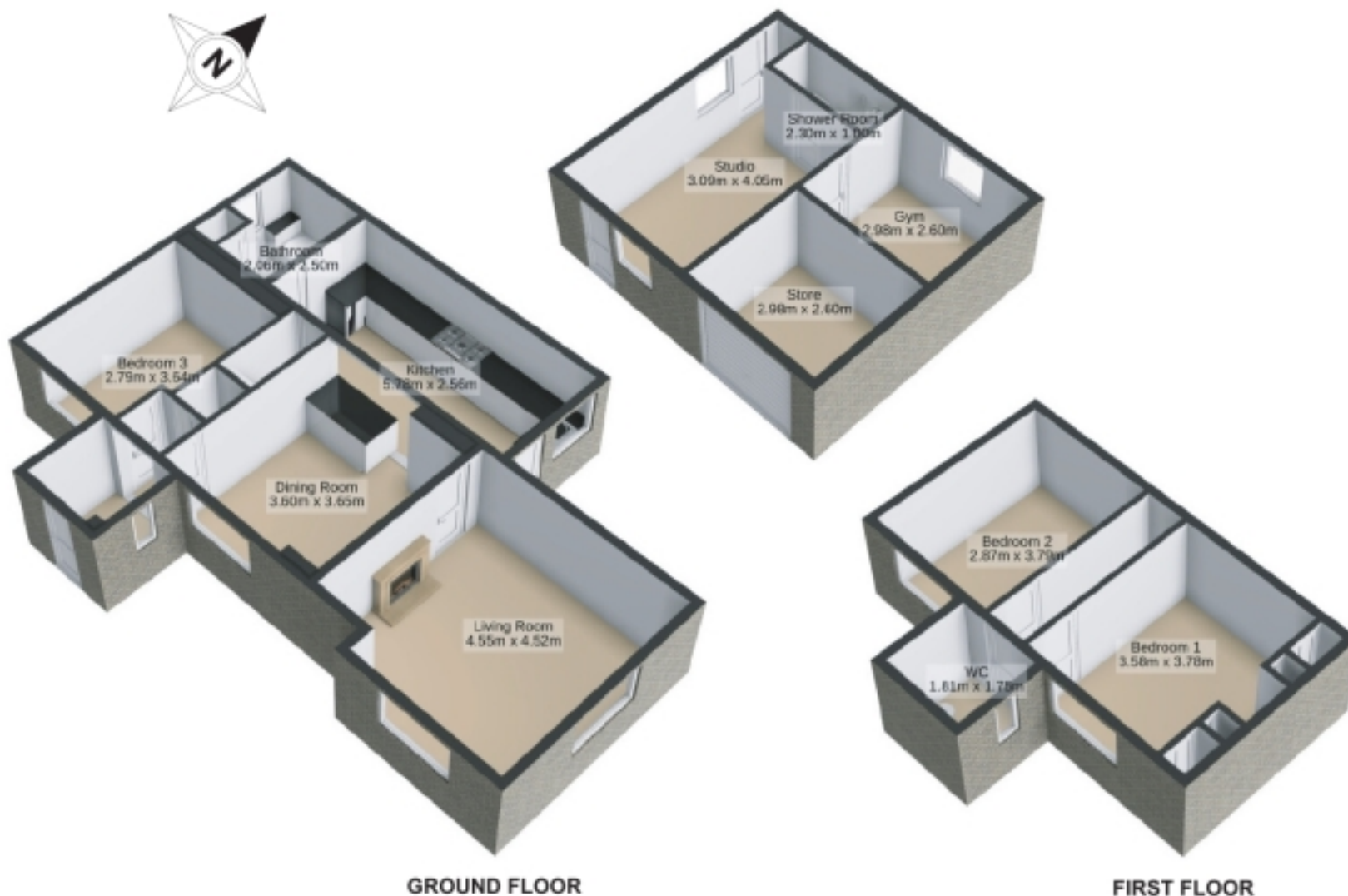


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EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



Marketed by EweMove Shepton Mallet & Sherborne

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