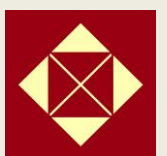


# Bonnetts Farmhouse, Trudoxhill



Frome, Somerset



# Bonnetts Farmhouse

## Trudoxhill

### Somerset

A charming six bedroom detached country house situated in the beautiful and peaceful countryside setting of Trudoxhill. Bonnetts Farmhouse boasts many lovely character features and enjoys spacious, well presented accommodation with plenty of flexibility. The property has beautiful gardens, land, stables, and outbuildings with fantastic views of the surrounding countryside.

#### Ground Floor

Entrance Hall ♦ Sitting Room ♦ Dining Room  
Kitchen/Breakfast Room ♦ Utility Room and Cloakroom ♦ Snug

#### First Floor

Principle Bedroom ♦ Five Further Bedrooms  
Two Family Bathrooms

#### Grounds

Land extending to approximately two acres  
Private attractive gardens ♦ Six Stables and Tack Room  
Further Outbuildings with Workshop  
Fenced Paddocks ♦ Ample Parking

Gillingham 12 miles ♦ Bath 20 miles  
Wells 16 miles  
Frome 6 miles ♦ Bruton 7 miles

Castle Cary & Westbury Train Station both 12  
miles  
Bristol International Airport 27 miles





**Situation**

Bonnetts Farmhouse is situated in a desirable area of Trudoxhill which is a small, typically English Village, between the towns of Frome and Bruton. The Village is home to a parish church, a village hall, a public house and an excellent equine and small animal veterinary practice. Neighbourhood town Frome, the original Somerset Market town, is full of specialist shops, arts and crafts, antiques & collectables alongside unique clothing shops. Frome hosts a well-established calendar of community events including the 10-day Frome festival, frequent Farmers' markets and The Frome Agricultural & Cheese Show.

The Georgian city of Bath and the regional centre of Bristol are also within good commuting distance, while Castle Cary Station with links to London Paddington and Exeter is a twenty minute drive away. Bristol International Airport is 27 miles away.

There are excellent schools in the surrounding area including the highly regarded primary school in the nearby village of Upton Noble as well as a choice of secondary schools. Other schools include Wells Cathedral School which specialises in music, Downside School, Kings Bruton, Sexeys, All Hallows Preparatory School and Millfield School in Street.

The area is also well known for its variety of sporting and leisure facilities and for walking and cycling, while sailing and fishing can be pursued at Chew Valley Lake. Leisure centres can be found in Frome, Shepton Mallet and Wells, Mendip, Orchardleigh and Farrington Golf courses are conveniently located close by and Horse Racing enthusiasts are catered for at Bath and Wincanton Race Courses.

**The House**

On entering Bonnetts Farmhouse a covered portico and solid wooden door gives access to the spacious newly decorated hall. The hall has a tiled floor and leads to all the ground floor rooms. The property benefits from two staircases which allows for flexible living accommodation.

The attractive light drawing room has a large open fireplace with a fitted jet master, there are double doors opening to the garden. The Kitchen has a range of fitted wall and floor units and a range cooker with gas hob (calor gas). From the kitchen you can access the cosy snug and leading on from here is the dining room. Completing the ground floor is a very useful laundry/utility room and cloakroom.



Upstairs the house benefits from six double bedrooms all of which enjoy lovely countryside views and two good size family bathrooms.

### Outside

Bonnetts Farmhouse is accessed via an attractive sweeping gravelled driveway which leads to the side of the house.

The gardens and grounds total approximately two acres.

The gardens have been well-crafted with level lawns, mature well stocked borders and shrubs and a rose garden. There is a good variety of mature trees within the grounds.

A paved terrace area next to the house provides the perfect place to sit and enjoy the garden.

There is a range of outbuildings along with six wooden stables, a tack room, garage and workshop. To the north boundary of the property is a small fenced and gated paddock with mature trees.

Bonnetts Farmhouse offers great potential to create a small holding or simply just a family home as it sits in a beautiful rural site of approximately 2 acres.



### IMPORTANT NOTICE

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2. Any areas, measurements or distances are approximate. The text, photographs and any plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Killens have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. V1 15/05/2018



01749 671172

10 Sadler Street, Wells,

Somerset, BA5 2SE

wells@killens.org.uk





## General Information

### Tenure

Freehold

### Services

Mains water, electricity, private drainage, oil central heating and calor gas

### Local Authority and Council Tax

Mendip District Council Telephone 0300 303 8588.

Council Tax Band G

### Energy Performance Certificate

Rated E

### Postcode

BA11 5DW

### Viewings

Strictly by appointment with the Vendors agent Killens 01749 671172

### Fixtures and fittings

All those items usually regarded as retained to the vendors are specifically reserved out of the sale.

### Directions

From Frome take the A361 south west for around 3 miles taking the left turn just before the Nunney Catch roundabout and head south for the village of Trudoxhill. Follow the lane for approximately 1 mile through the village, go past the village pub (The White Hart) on your left, continue and Bonnetts Farmhouse entrance will be found on the left-hand side.



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