

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



HORNBLUTTON HALL, HORNBLUTTON, SHEPTON MALLET, BA4 6SF



HORNBLOTTON HALL

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Castle Cary 5 miles, Wells 13 miles, Glastonbury 9 miles, Street 10 miles, Bath 25 miles, Bristol 28 miles (all approximate)

Hornblotton Hall enjoys a quiet setting and is a handsome period farmhouse with generous accommodation including a self contained wing (an ideal let or granny annexe) together with outbuildings, superb stabling and 7 acres of land.

The farmhouse has considerable character and charm retaining many original details. The comfortable accommodation provides lots of good living space, plenty of bedrooms and glorious views over the beautiful surrounding countryside.

The accommodation includes a hall, sitting room, dining room, snug, conservatory, kitchen/breakfast room, utility/boot room, 5 bedrooms, study and 3 bath/shower rooms. The self contained wing is linked by doorways and can be used as an integral part of the house. Alternatively it can be used for guests or perhaps as a granny annexe. It includes a kitchen/breakfast room, living room, conservatory, 2 bedrooms and a bathroom. Outside is a pretty private garden.

The house is surrounded by its mature gardens and beyond are a useful range of outbuildings including stabling in an American barn. Adjacent is a small orchard and several paddocks. In all about 7 acres.

About the area

Hornblotton is a rural village in the beautiful Somerset countryside between Glastonbury, Somerton, Castle Cary and Wells. All these centres together with the surrounding villages provide a very wide range of amenities and facilities.

The name Hornblotton is the modern version of its ancient name of Hornblawetone, which means "The horn blower's settlement". The village has a friendly community, a village hall and a unique parish church with an "Arts and Crafts" decorated interior and the first electric clock in England to have a striking mechanism.

There are excellent state & independent schools in the area including several local primary schools, Ansford, Crispins, Wells Blue School, Wells Cathedral School, Millfield, Hazelgrove and the Bruton and Sherborne schools.





Hornblotton lies between Castle Cary and Glastonbury near the thriving village of Baltonsborough with its church, pub, post office and farm shop. It's in beautiful and accessible countryside with many footpaths and bridleways in the vicinity. The village is conveniently situated in reach of the A37 (to Bath) which joins the A303 and within easy reach of Castle Cary rail station.

Hornblotton Hall is a good looking house dating back in parts to 1500s, and has been enlarged and improved over the years to now offer an extremely comfortable family home. Internally the house has deceptively spacious accommodation with period details including flagstones, fireplaces and ceiling beams. These are complemented by central heating, a bespoke fitted kitchen and double glazing.

The self contained wing has an income potential, whether as a let property or holiday cottage, accommodation for guests or relatives, or can of course also be used as an integral part of the main house.

A solid wooden front door, accessed through the conservatory with views to the charming front garden, opens to the hall with stairs rising and door to cloakroom. The sitting room is a light spacious room with large bay window giving views to the front garden and it has a wood burning stove set within the fireplace. The kitchen/breakfast room is the heart of the home with views to the rear and side and a stable door to the garden. The kitchen is well equipped with ample handmade units, a central island, Belfast sink, granite work surfaces, a 4 oven Aga (with ceramic hob) and dishwasher. There's plenty of room for dining table and chairs.

The dining room is in the original part of the house and has a fireplace with blue lias bressumer beam. There are doors to the snug and utility/boot room.

The snug is another well proportioned room with an inglenook fireplace with wood burning stove, flagstones and a staircase leading to a bedroom. A doorway, now boarded, leads into the SE wing, which could easily be reinstated if required.

The utility/boot room is a useful area with flagstones and a sink unit. Double doors lead to the garden and there is plenty of room for coats and boots. A fully glazed door links into the wing.

On the first floor are 3 bedrooms a bathroom and shower room. The triple aspect master bedroom has a large bay window, letting light flood in and giving a lovely view of the gardens and countryside.





Stairs continue to the second floor where there are 2 further bedrooms, a study and bathroom.

The southeast wing can be used either as part of the main house or as a self contained unit.

It includes a good sized kitchen/breakfast room, sitting room, conservatory, 2 bedrooms and bathroom.

GROUNDS and OUTBUILDINGS

Approached from the quiet country lane, double wrought iron gates opens to the gravelled sweeping driveway that leads to a parking area. The landscaped gardens are very attractive and include lawns, mature trees and shrubs and herbaceous flowerbeds. On the opposite side of the lane is a further garden area used as a vegetable garden with a polytunnel.

The drive leads to a open fronted garage and beyond is a workshop, concrete yard and an American Barn with 4 large loose boxes and a secure tack room. Adjacent is an orchard and paddock and beyond a gate leads to further paddocks. In all the property totals around 7 acres.

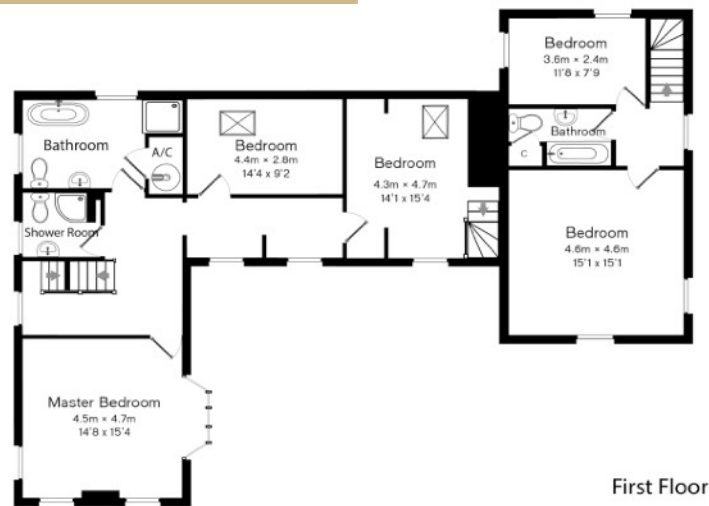
DIRECTIONS

From our Castle Cary office, proceed on the B3153 towards A37. Continue thought the villages of Clanville and Ansford and on reaching Lovington, take the first turning to the right. Continue for approximately 1 mile and Hornblotton Hall will be found on the right, indicated by our 'For Sale' board.

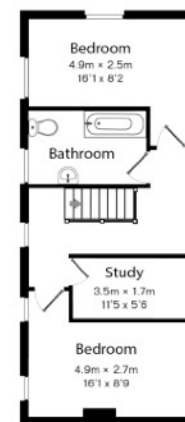


Energy Performance Certificate			
<p>HomeAddress: 111, Hornblotton, SLEIGHTON, WILTSHIRE BA4 5ST</p> <p>Building type: Detached house Date of assessment: 02 April 2012 Date of certificate: 07 April 2012 Date this document is valid: 07 April 2017</p> <p>Reference number: 1246-0021-7214-0200-0051 Type of assessment: Full and partial building Total floor area: 2427 m²</p> <p>Use this document for: • Calculating energy bills for electricity and gas • Comparing energy bills for electricity and gas • Comparing energy bills for electricity and gas with other properties • Comparing energy bills for electricity and gas with other properties in the area</p>			
Estimated energy costs of dwelling for 3 years		£ 6,540	
Over 3 years you could save		£ 2,187	
Estimated energy costs of this home			
Category	Current cost	Potential cost	Potential savings
Lighting	£ 100 over 3 years	£ 100 over 3 years	£ 0 over 3 years
Heating	£ 1,350 over 3 years	£ 2,000 over 3 years	£ 650 over 3 years
Hot water	£ 1,000 over 3 years	£ 1,000 over 3 years	£ 0 over 3 years
Total	£ 2,350	£ 4,100	£ 1,750
<p>The EPC shows the current energy efficiency of your home. The higher the rating the more energy efficient your home is likely to be. The color bar shows the effect of upgrading the energy efficiency of your home. The average energy efficiency rating for a dwelling in England is shown in the circle on the right.</p>			
Energy Efficiency Rating			
<p>The graph shows the current energy efficiency of your home. The higher the rating the more energy efficient your home is likely to be. The color bar shows the effect of upgrading the energy efficiency of your home. The average energy efficiency rating for a dwelling in England is shown in the circle on the right.</p>			
Top actions you can take to save money and make your home more efficient			
Measure/Action	Indicative cost	Typical savings	Payback period
1. Reduce hot water losses	£1,000 - £2,000	£1,200	1-2 years
2. Use energy saving light bulbs	£10	£10	1-2 years

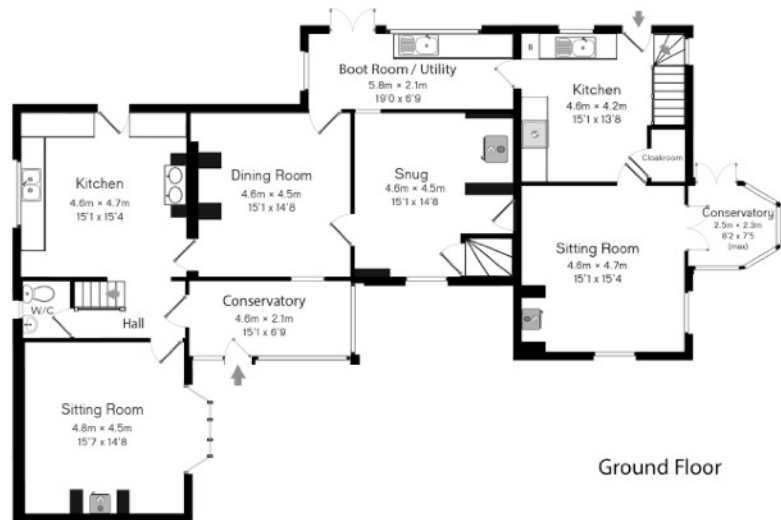
Energy Performance Certificate			
<p>HomeAddress: 111, Hornblotton, SLEIGHTON, WILTSHIRE BA4 5ST</p> <p>Building type: Detached house Date of assessment: 02 October 2012 Date of certificate: 07 October 2012 Date this document is valid: 07 October 2017</p> <p>Reference number: 1246-0021-7214-0200-0051 Type of assessment: Full and partial building Total floor area: 2427 m²</p> <p>Use this document for: • Calculating energy bills for electricity and gas • Comparing energy bills for electricity and gas • Comparing energy bills for electricity and gas with other properties • Comparing energy bills for electricity and gas with other properties in the area</p>			
Estimated energy costs of dwelling for 3 years		£ 5,988	
Over 3 years you could save		£ 3,976	
Estimated energy costs of this home			
Category	Current cost	Potential cost	Potential savings
Lighting	£ 100 over 3 years	£ 100 over 3 years	£ 0 over 3 years
Heating	£ 1,100 over 3 years	£ 1,700 over 3 years	£ 600 over 3 years
Hot water	£ 1,000 over 3 years	£ 1,000 over 3 years	£ 0 over 3 years
Total	£ 2,100	£ 2,700	£ 600
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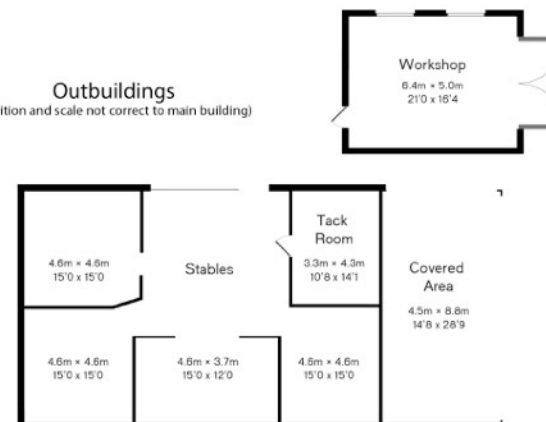
Second Floor



Hornblotton Hall
Hornblotton



Outbuildings
(position and scale not correct to main building)



Approximate gross internal floor area - 339 sq.m / 3,649 sq.ft (excluding outbuildings)

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

IMPORTANT NOTICE - Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.