

# LODESTONE



*Hill House, Sunny Hill*









# Hill House, Sunny Hill

BA10 0NU

Guide Price: £825,000

4   
Bedrooms

2   
Bathrooms

2   
Receptions

## PROPERTY FEATURES

- A superb family home on the edge of Bruton in a generous site.
- 4 double bedrooms plus study
- 2 bathrooms
- Large kitchen/diner and 2 well proportioned receptions
- Plenty of parking
- Superb elevated position









Dating from the late 20th century, Hill House is a bright and spacious family home, beautifully positioned on an elevated plot on the edge of the ever-popular town of Bruton. Offering both privacy and sweeping views of the surrounding countryside, this well-proportioned home combines comfortable family living with generous outdoor space, all within easy reach of local amenities.

The front door opens into a large, welcoming entrance hall, setting the tone for the sense of space and light that runs throughout the property. From here, you are led into two generous and well-appointed reception rooms. These rooms connect via internal access, creating a seamless flow on the ground floor – perfect for both entertaining and everyday living. The spacious kitchen/breakfast room is well equipped with an excellent range of fitted cupboards and ample space for a dining table, making it the heart of the home.



Off the kitchen, a substantial utility room provides further storage and laundry space, with direct access to the garden – ideal for busy family life. A cloakroom with WC and an additional room used for coats and shoes and general storage complete the ground floor.

The first floor is home to four excellent double bedrooms, all featuring built-in wardrobes and with views over the garden and surrounding landscape. The main bedroom benefits from a private ensuite bathroom, while a well-appointed family bathroom serves the remaining bedrooms. In addition, a large office/study area offers an ideal space for home working, hobbies, or a potential fifth bedroom.









### Outside

Hill House is approached via a shared driveway, over which the property enjoys a right of way, leading to its own private gated entrance. Beyond the gate, there is ample parking space for multiple vehicles, along with two useful garden sheds positioned at the front of the house, providing excellent storage. From the parking area, there is a spacious terrace that can also be accessed directly from the sitting room — a perfect spot for outdoor dining or morning coffee while enjoying the peaceful surroundings. The garden itself wraps around the rear and side of the property, offering a generous expanse of lawn and mature planting. This versatile outdoor space is ideal for entertaining, family gatherings, or simply allowing children the freedom to play in a secure and scenic setting. The extra parcel of land to the side/north is included in the sale.

### Situation

Bruton has an array of excellent restaurants along its High Street, including 'At the Chapel', 'The Old Pharmacy', 'Briar', and 'The Blue Ball'. On the town's outskirts, the renowned Hauser & Wirth Gallery hosts 'The Roth Bar' and the newly opened 'Da Costa', an Italian restaurant. For fine dining, the Michelin-starred 'Osip' is a short drive away. Bruton offers a range of amenities, including a doctor's surgery, pharmacy, vet, post office, mini-supermarkets, a fuel station, and independent shops. It's just a 10-minute drive to Castle Cary, which features a mainline railway station, the Creamery restaurant, and The Newt nearby. Castle Cary itself is a charming market town with independent businesses, boutiques, and galleries. Every Tuesday, the local market showcases fresh, locally sourced produce such as organic vegetables, artisan bread, cheeses, meats, and fish. The town also offers a nursery, primary and secondary schools, a health centre, dental practice, library, bank, post office, butcher, newsagent, chemist, pubs, restaurants, and tea shops. Large supermarkets are located in Wincanton and Shepton Mallet which are both a short drive away. Gillingham (approx 20 mins away) has a Waitrose as does Sherborne (30 mins away). For further shopping and



recreational activities, Bath, Bristol, Wells and Yeovil are all within about an hour's drive. The A303 (6 miles) provides a direct route to London via the M3 and there is a mainline rail service from Bruton/Castle Cary to London Paddington (approx. 2 hours) and also the new train to Waterloo (Bruton) . Airports in Bristol and Exeter offer connections within the UK, Europe and beyond.

### Schools

There are excellent local independent schools, within walking distance, to include King's School Bruton and the state-owned boarding school - Sexey's. Bruton has its own primary school and in close proximity are Millfield, Hazelgrove and All Hallows prep schools.

### Directions

Post code: BA10 0NU

What 3 words - Collected.Trade.Confronts

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**Viewing by appointment only.**



## MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

### PART A

**Local Authority:** Somerset

**Council Tax Band:** F

**Guide Price:** £825,000

**Tenure:** Freehold

### PART B

**Property Type:** Detached

**Property Construction:** Standard

**Number and Types of Rooms:** See Details and Plan, all measurements being maximum dimensions provided between internal walls

**Electricity Supply:** Mains

**Water Supply:** Mains

**Sewerage:** Private

**Heating:** Oil

**Broadband:** Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

**Mobile Signal/Coverage:** Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**Parking:** Multiple

### PART C

**Building Safety:** The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

**Restrictions:** N/A

**Rights and Easements:** Right of way for residents of Old Vicarage to Zebra Crossing

**Flood Risk:** Low

**Coastal Erosion Risk:** N/A

**Planning Permission:** N/A

**Accessibility/Adaptations:** N/A

**Coalfield Or Mining Area:** N/A

**Energy Performance Certificate:** D

No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.

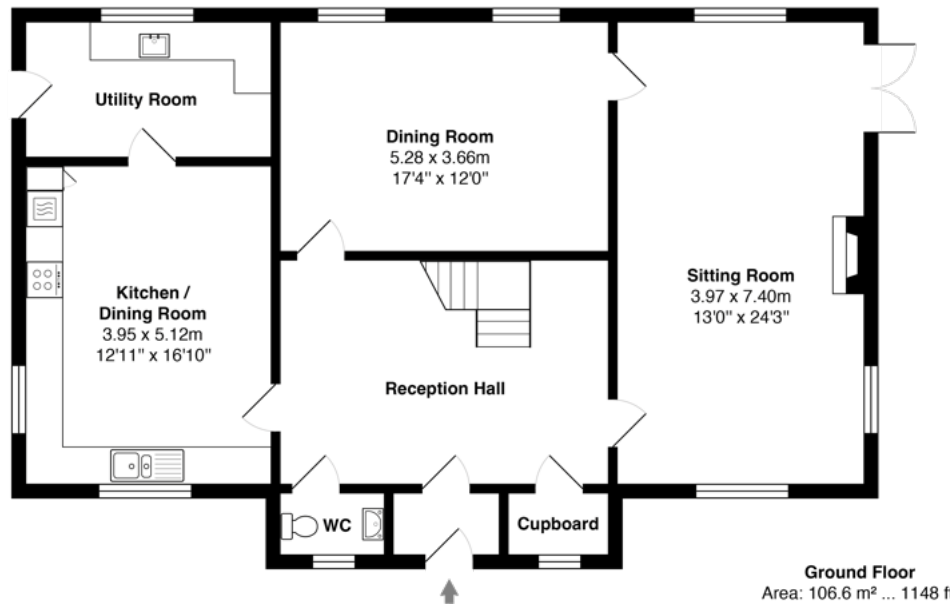
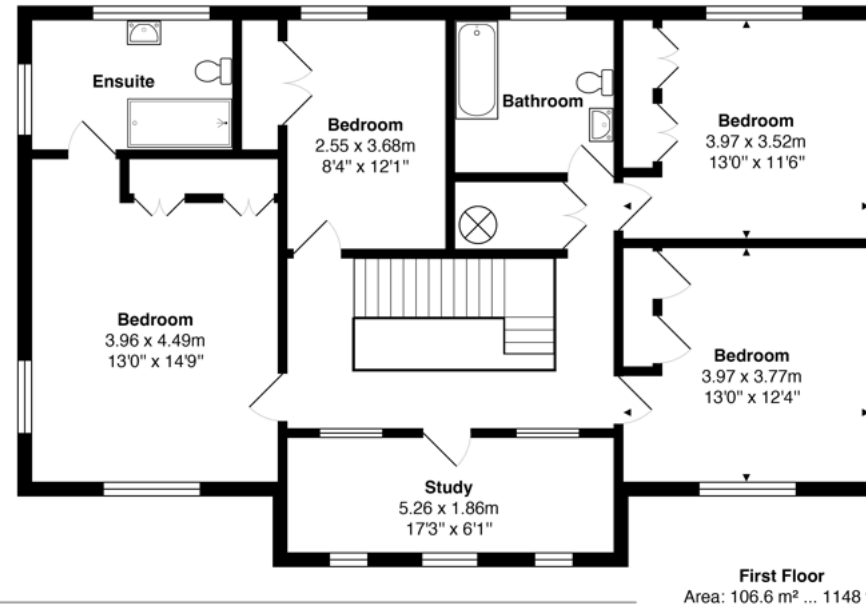






# Hill House, Bruton

Approximate gross internal floor area of main building  
- 213.2 m<sup>2</sup> / 2,296 ft<sup>2</sup>



Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.



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