



# Country House

Batcombe, Near Bruton, Somerset



# A carefully renovated five bedroom period home, in a peaceful position on the edge of the village of Batcombe.

Bruton 3.3 miles, The Newt 6.7 miles, Castle Cary 7.5 miles, Frome 9.6 miles  
Babington House 9.9 miles, Bath 20.4 miles  
(All distances are approximate).



5-8



3-4



3-6

## Summary of accommodation

### The House

**Ground floor:** Porch | Entrance hall | Living room | Family room | Open plan kitchen/dining room  
Utility room | Cloakroom

**First floor:** Principal bedroom en suite shower room | Double bedroom with en suite bathroom and dressing room  
2 further double bedrooms | Single bedroom | Bathroom

### Outbuildings & Outside

**Outbuildings:** Party barn/studio | Store | Detached 2/3 bedroom annexe | WC

**Outside:** Terraces | Gardens | Log store | Parking

**In all approximately 0.78 acres**



## Situation

Times and distances are approximate.

The property is situated below a quiet country lane in a private position, on the fringe of the village of Batcombe. The village is on the edge of the Mendip Hills within an Area of Outstanding Natural Beauty. The village has a fantastic pub The Three Horseshoes, a church and a hall.



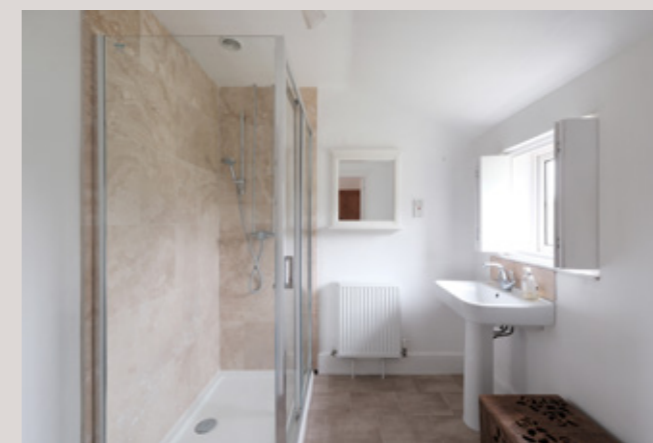
Nearby Bruton has excellent amenities that can cater for most day-to-day requirements. These include several restaurants and cafés, two pubs, a butcher, artisan bakery, four mini-supermarkets, petrol station, pharmacy, Post Office and a selection of independent shops. The town also has a vet, doctor's surgery and dentist. The Newt in Somerset is only a few miles away, and Babington House is also within easy reach.



The A303 provides a direct route to London via the M3 and there is a mainline rail service from Bruton to London Paddington, and the new train to Waterloo. Nearby Castle Cary has a mainline station offering more services.



There is a primary school and excellent local independent schools in Bruton to include King's School Bruton and the state owned boarding school Sexey's. Also nearby are All Hallows, Downside, Hazelgrove, Port Regis and the Sherborne schools also within easy reach.



## The House

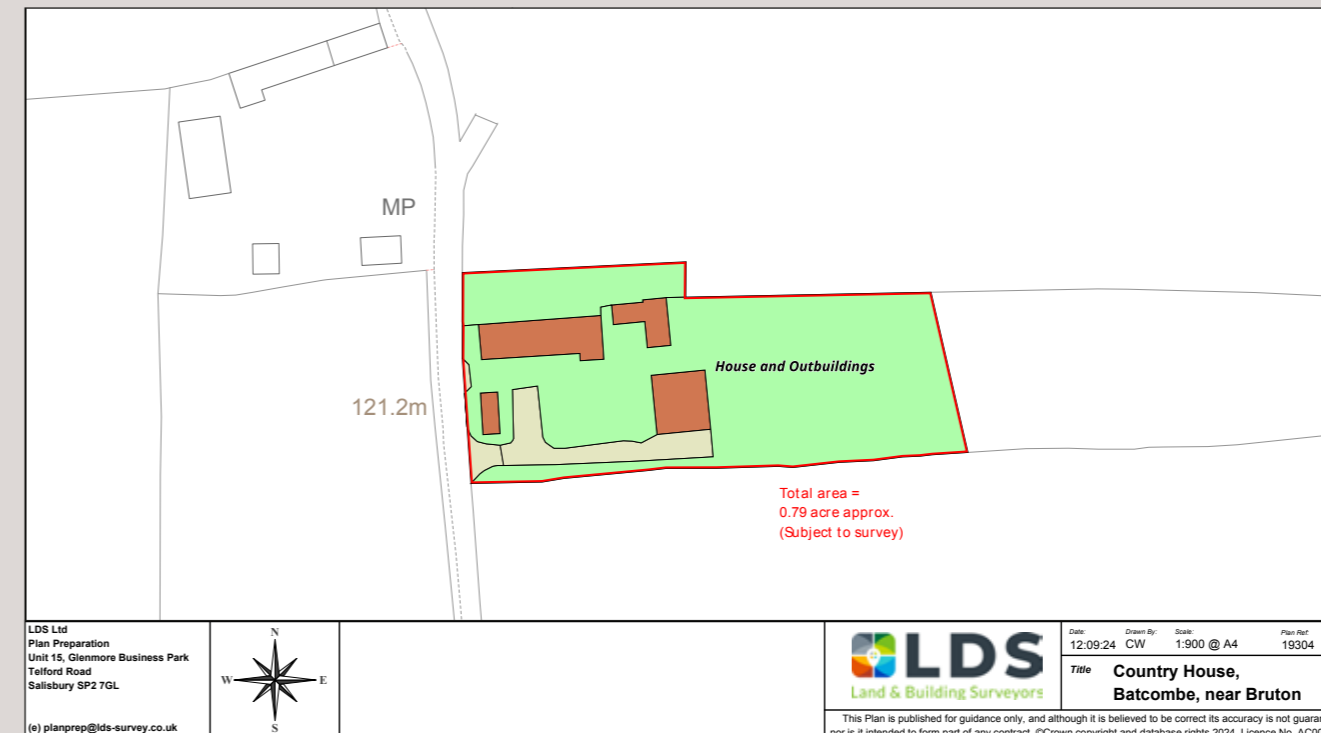
The property has undergone extensive renovation by the current owners, and now presents as a beautiful five bedroom country house.

The house is complemented by a tastefully converted detached two/three bedroom annexe which provides additional space for entertaining, family, office or staff.

From the entrance hall you have the living room with wood burner and solid oak floor, beyond this is the dining room with woodburner, leading through to the kitchen with handmade units, granite tops, a Belfast sink and range cooker; both have a French limestone floor.

Beyond this is the light and airy family room with a vaulted ceiling, green oak detail and a solid oak floor. Also on the floor is the utility room, a pantry and a cloakroom.

On the first floor is the principal bedroom with en suite shower room, a guest bedroom suite with bathroom and dressing room, a single bedroom/nursery, two further double bedrooms and the family bathroom. There are two staircases, one from the entrance hall and the other from the kitchen.



## Outbuildings

There is good ancillary accommodation comprising a two/three bedroom detached annexe with spacious accommodation which includes the impressive 'skittle room' with Esse cooker stove.

In addition to the annexe, there is a party barn which is a versatile space that could be used as a studio, home office, gym or games room, also featuring a woodburner, and a large store room.

## Outside

The property is approached through double wooden gates onto a private driveway where there is ample parking for a number of vehicles.

The property enjoys a southerly facing aspect and there are three entertaining terraces, one positioned at the front of the house, and two to the side, where you can enjoy the peaceful position.

Beyond this are two tiered lawned gardens, the upper tier is levelled for football and large enough for tennis. There is also a useful gardeners loo!

## Property Information

**Tenure:** We are advised that the property is Freehold.

**Services:** Mains electricity. Private water (spring and borehole with a UV system in place). Private drainage (septic tank). Oil fired central heating.

**Local Authority:** Mendip District Council - somerset.gov.uk

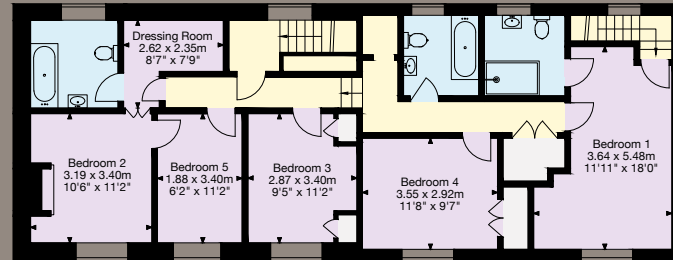
**Council Tax:** Band G

**EPC:** D

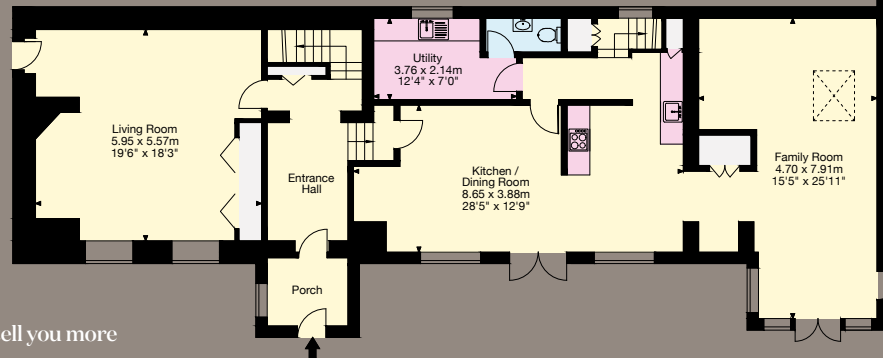
**Guide Price:** £1,750,000

Approximate Gross Internal Floor Area  
 Main House = 242 sq.m / 2,604 sq.ft  
 Annexe = 106 sq.m / 1,140 sq.ft  
 Outbuilding = 42 sq.m / 452 sq.ft  
 Total Area = 390 sq.m / 4,196 sq.ft

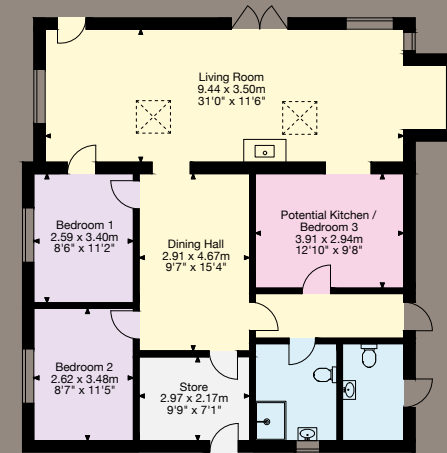
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



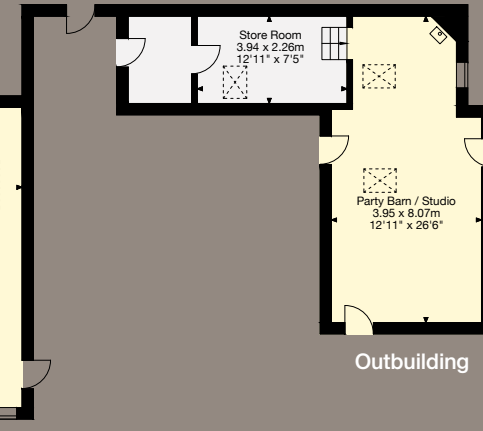
First Floor



Ground Floor



Annexe



Outbuilding



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**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2024. Photographs and videos dated September 2024.

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