

# Rudge Hill Farmhouse

Rudge, Frome, Somerset







# An attractive detached four bedroom period family home, with a detached one bedroom annexe, situated in wonderful rural position, close to Frome.

Frome 5 miles, Babington House 10 miles, Bath 14 miles, Bruton 16 miles  
(All distances and times are approximate).

  
4-5

  
4-5

  
5-6

## Summary of accommodation

### The House

**Ground Floor:** Entrance hall | Drawing room | Living room | Family room | Dining room | Open plan kitchen/breakfast room | Boot/utility room | Cloakroom

**First Floor:** Principal bedroom en suite bathroom | Double bedroom en suite bathroom | Two double bedrooms with en suite shower rooms

### The Barn

Office/living room | Kitchenette | Double bedroom with en suite bathroom

## Gardens, Grounds & Outbuildings

Entertaining terrace | Formal lawns | Children's play area | Mature wild meadows | Lake | Kitchen garden | Double garage with store room above | Parking

### Acreage:

**Lot 1 - In all approximately 2.25 acres**

**Lot 2 - In all approximately 5.07 acres**

**Lot 3 - In all approximately 2.35 acres**





# Situation


(Distances and times are approximate)


Rudge is a small hamlet in the parish of Beckington, which occupies a rural setting on the Somerset Wiltshire border whilst sitting just on the edge of Frome.

 This cool market town provides a fantastic mix of independent cafés, bars, restaurants, boutique shops, creative businesses and the renowned monthly artisan market The Frome Independent. Babington House, the private members' club, with its swimming pools, tennis courts, gym, bars and restaurant is only a short drive away; and the Hauser & Wirth Gallery in Bruton and The Newt are also both within easy reach.

 There are a number of well-regarded schools in the area to include All Hallows, Sexey's, Downside, Wells Cathedral, Millfield; in addition to an excellent selection in Bath.

 The property enjoys a quiet and secluded setting, yet connections in the area are excellent with the A37 and A303 (M3) not far away, providing access to the wider motorway network.

 Frome, Westbury and Warminster stations all provide regular rail services to London Paddington and London Waterloo.

 Bristol Airport provides a wide range of national and international flights.



# The House

Originally built in c.1695 the property has been renovated and extended over the years with a substantial Georgian extension-built c.1840. The two distinct styles of building are evident both from within the house and from outside with very different front and rear elevations.

The property is presented in very good order throughout and offers spacious and versatile modern family living space arranged over two floors.

On the ground floor you have a formal entrance hall with four well-proportioned reception rooms comprising drawing room, living room, dining room and family room. There is a large, vaulted kitchen which is Smallbone of Devizes with central island, integrated appliances and a range cooker with steps leading down to the breakfast room. Also on this floor is a boot/utility room and cloakroom.

On the first floor there are four good sized en suite double bedrooms, each with their own character and enjoying a different view of the countryside.







## The Barn

The property benefits from an excellent one bedroom detached annexe comprising office or living/dining room and kitchenette on the ground floor, and double bedroom and en suite bathroom on the first floor. .

## Gardens, Grounds & Outbuildings

The property is approached on to a large private gravel driveway where there is plentiful parking, in addition to the substantial outbuilding comprising four open bays and three garages.

There are beautiful formal gardens with entertaining terraces, one of which is raised with a sunken hot tub giving expansive views to Salisbury Plain and the Westbury White Horse. Beyond this are large level lawns with mature plants, shrubs and trees. There is a gorgeous wisteria covered arched walkway, a kitchen garden, and a unique circular triple pond.

Lot 2 is paddocks that adjoin the grounds with a agricultural Dutch barn, and lot 3 is a further paddock that adjoins this.

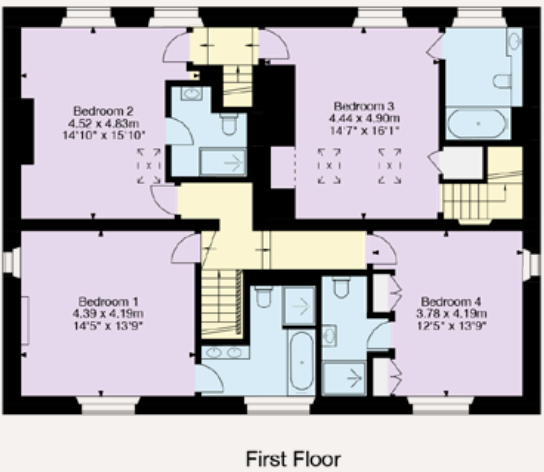
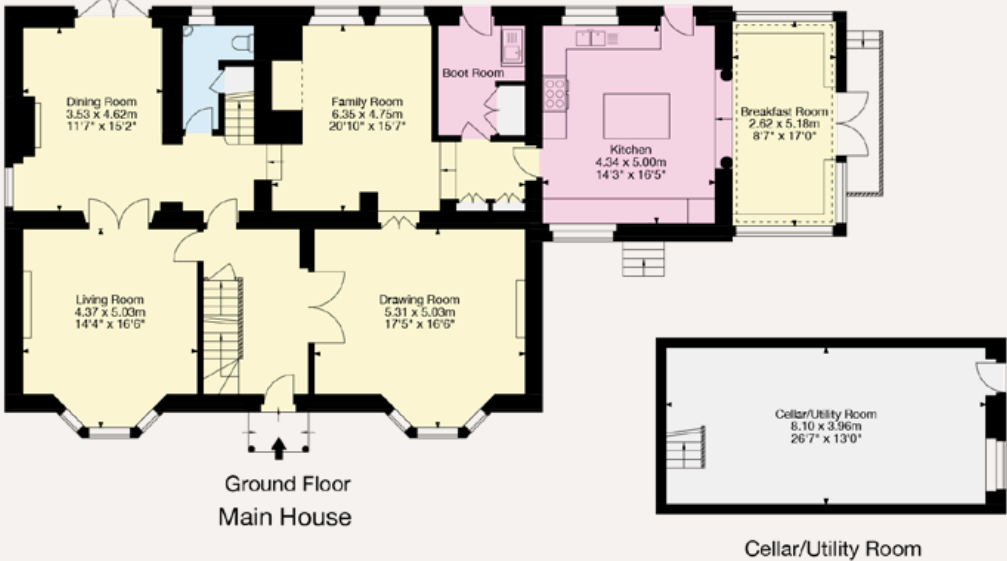
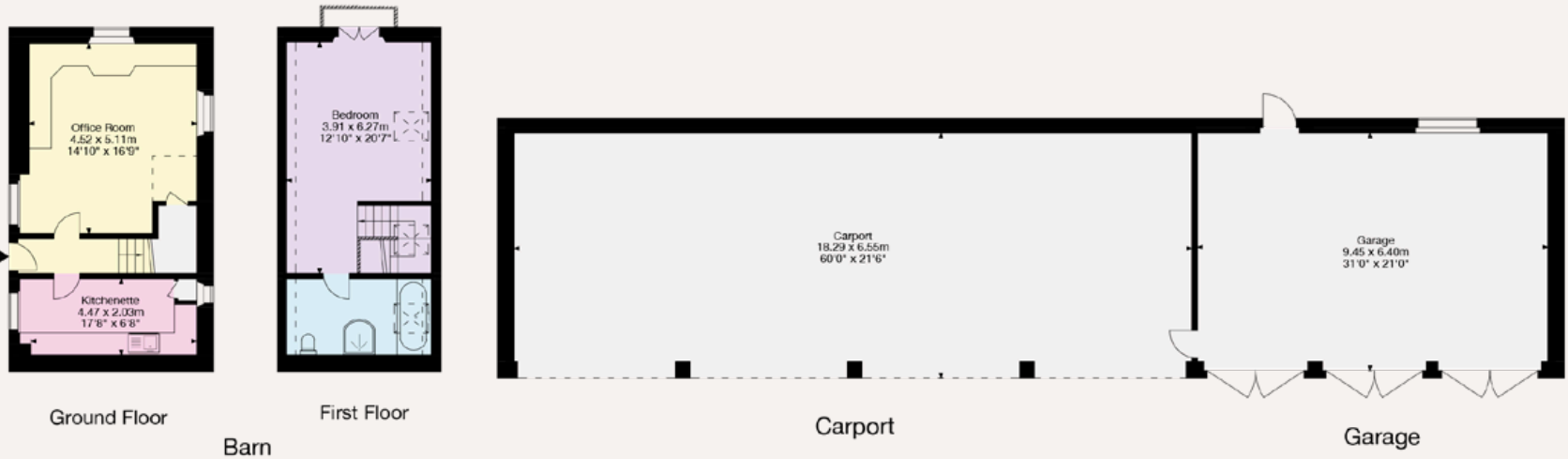




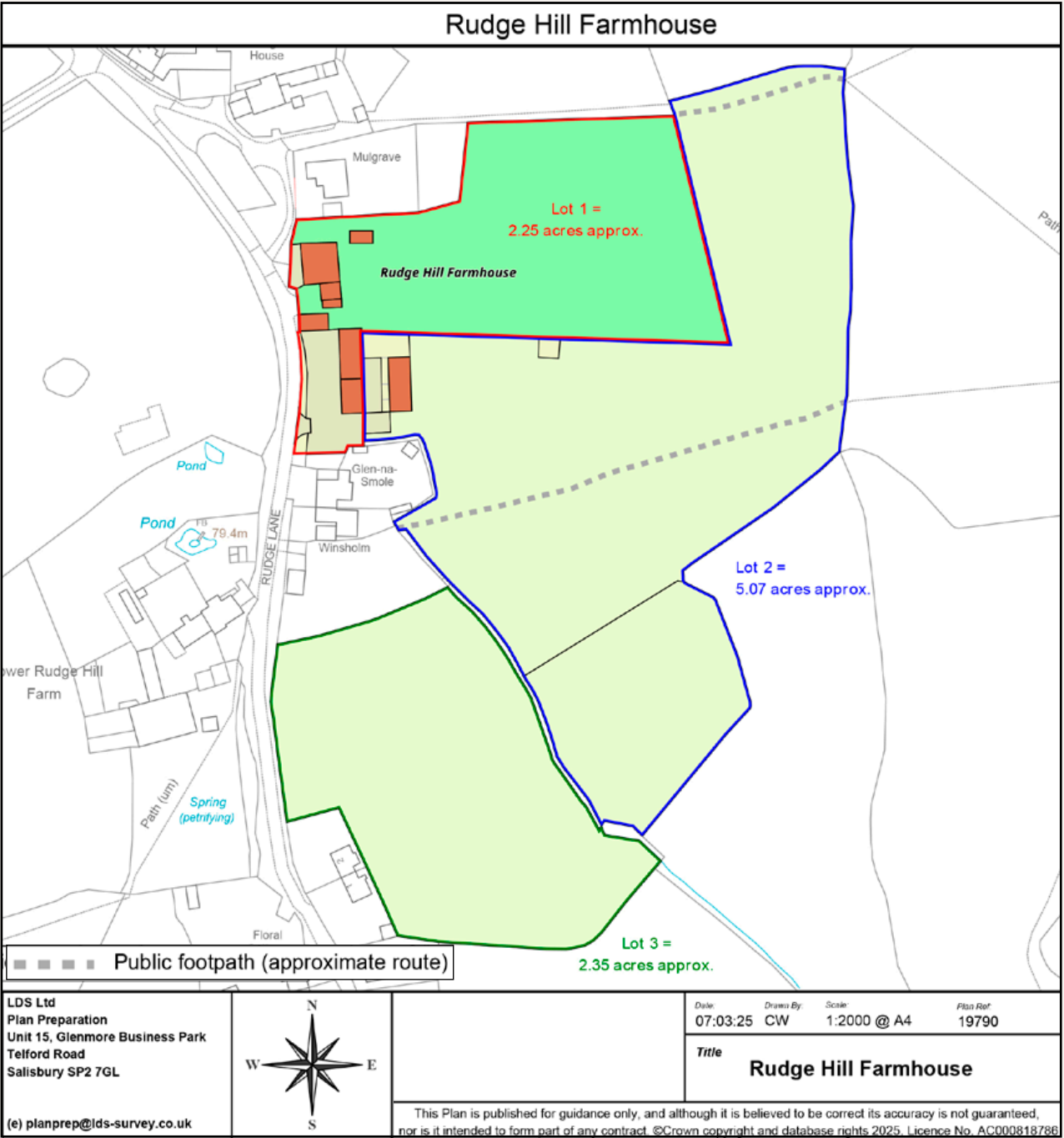


FLOORPLAN

Approximate Gross Internal Floor Area  
Main House = 322 sq m / 3,471 sq ft  
Barn = 69 sq m / 751 sq ft  
Garage, Carport = 182 sq m / 1,964 sq ft  
Total Area = 573 sq m / 6,186 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.



Property Information

**Method of Sale:** We are advised that the property is Freehold.

**Services:** Mains electricity and water. Spring fed water supply. Private drainage (sewage treatment plant installed 2005). Air source heat pump. High speed broadband. Solar panels (installed 2012).

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

**Council Tax:** Band G

**EPC:** The House: E  
The Annexe: D

**Guide Price:** £2,000,000

**Postcode:** BA11 2QG

**what3words:** ///greeing.potential.tent

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



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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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