



THE RING HOUSE

Hadspen, Somerset



A QUINTESSENTIALLY ENGLISH FOUR/FIVE BEDROOM SOMERSET COUNTRY HOUSE.

The Ring House occupies an idyllic and enviable position within the Hadspen valley.

			EPC
4-5	3	3-4	E

Services: Mains electricity. Private water supply (metred with UV filter).
Private drainage (septic tank). Oil fired central heating. High speed internet.

Local Authority: South Somerset Council – [somerset.gov.uk](https://www.somerset.gov.uk)

Council Tax band: E

Land Area: 4.34 acres

Tenure: We are advised that the property is Freehold

what3words: ///escorting.daisy.competent

SITUATION

Hadspen is a charming rural hamlet on the edge of the picturesque market town of Castle Cary. The town offers an array of amenities, and a growing food scene which now includes The Lazy Lobster and The Creamery.

Close by is the charming and highly sought after town of Bruton, dotted with independent shops, art galleries and boutiques, offering a unique and eclectic shopping experience. Hauser & Wirth with its gallery, Da Costa restaurant and Farm Shop, the Michelin-starred Osip and The Newt are all within easy reach.

Connections in the area are excellent with the A37 and A303 (M3) not faraway, providing access to the wider motorway network. Castle Cary station offers high speed links to London Paddington, and Gillingham or Temple Combe to London Waterloo.

Castle Cary has a primary school and Ansford Academy for secondary education, and there are excellent local independent schools in Bruton to include King’s School Bruton and the state-owned boarding school Sexey’s. Also nearby are Downside, Hazelgrove, Millfield, Wells and the Sherborne schools.

The Newt <1 mile, Castle Cary 2 miles, Bruton <3 miles, Frome <14 miles, Babington House <16.5 miles (All distances are approximate).



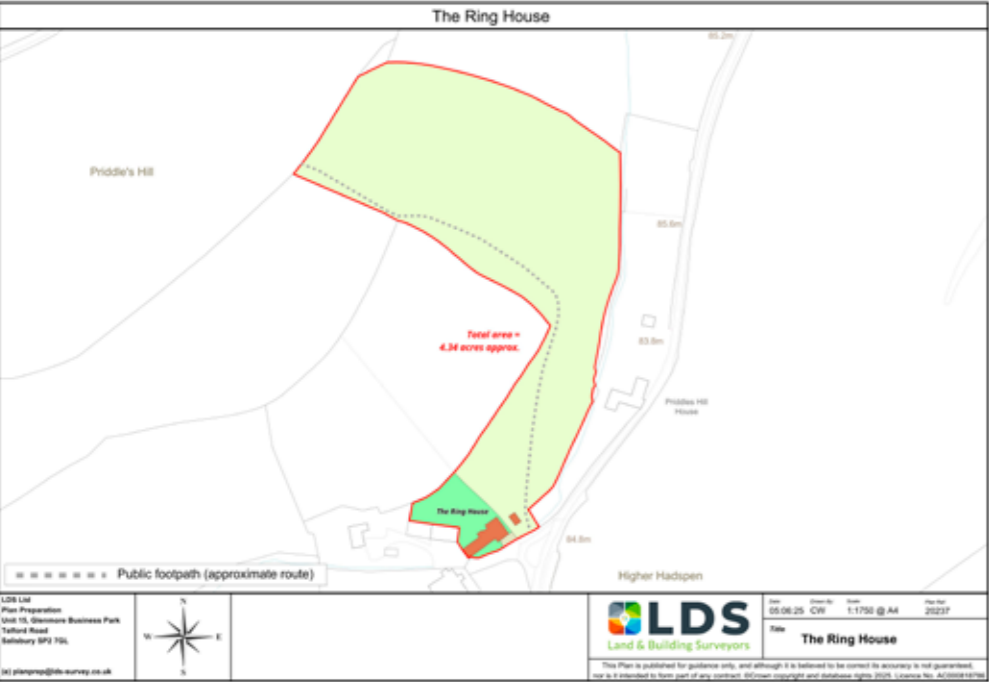
THE PROPERTY

The Ring House offers spacious and versatile accommodation, arranged over two floors, and is well-presented throughout.

Formerly an old farm workers cottage, the property was extended and remodelled by the current owner approximately 28 years ago, to the house that it is now.

You enter the house into the dining hall, with feature fireplace and woodburner, beyond this is the spacious dual aspect living room leading through to the study – which used to be the old apple press. Also on this floor is the kitchen/breakfast room with door to the terrace and gardens, the utility room and a WC.

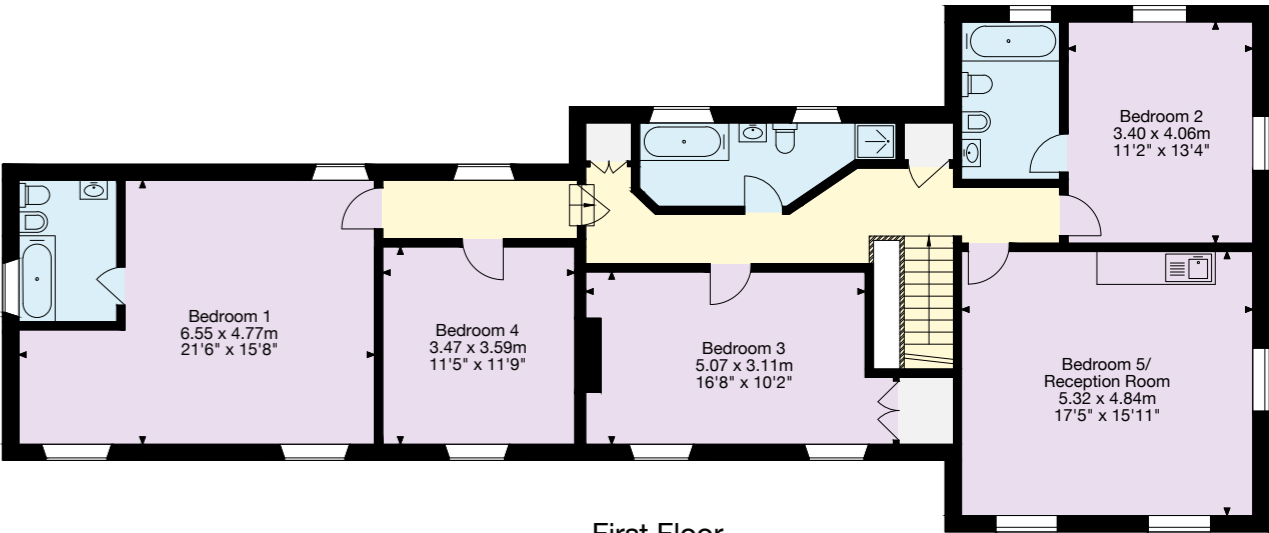
On the first floor you have the principal bedroom with en suite bathroom, two double bedrooms and the family bathroom. There is a further double bedroom with en suite bathroom, and a large dual aspect room with kitchenette that has been used as a bedroom, and a secondary living room – this space could be used as a self-contained annexe.



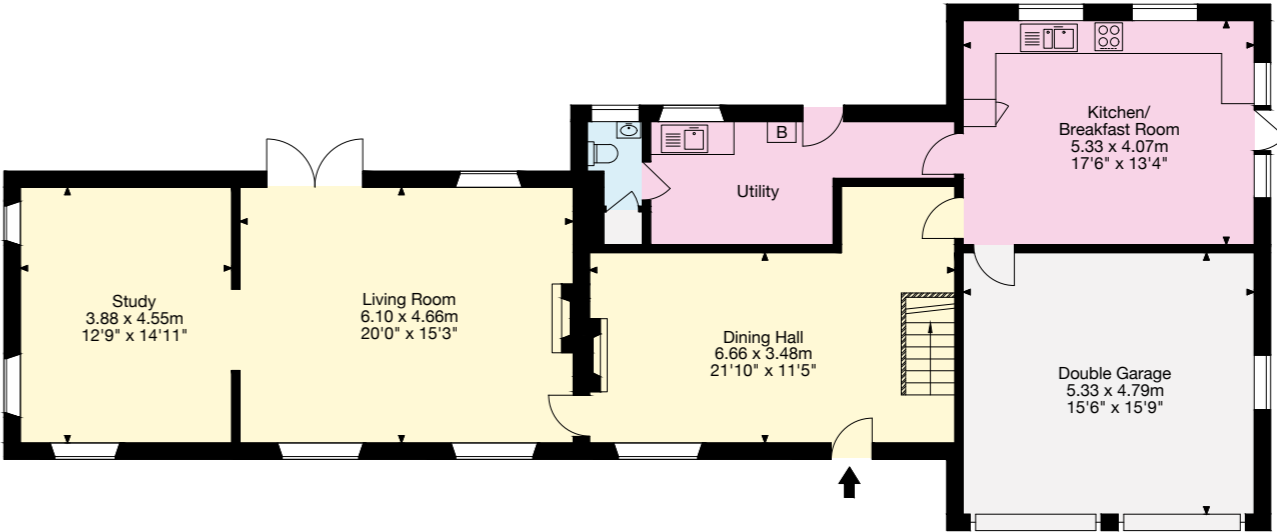
OUTSIDE

The property is approached onto a private driveway where there is parking for three cars, in addition to the integrated double garage. There is also an old garage, and a garden store.

There is a pretty country garden to the rear which comprises terrace with an old well and a small pond, lawn interspersed and bordered with mature plants and trees and a kitchen garden. Beyond this are fields.



First Floor



Ground Floor

Gross Internal Area (Approx.)
Main House = 249 sq m / 2,680 sq ft
Garage = 25 sq m / 271 sq ft
Total Area = 273 sq m / 2,951 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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