



WOOD HILL HOUSE

Near Bruton, Batcombe Country House with Paddock & Outbuildings



A RECENTLY RENOVATED SOUTH FACING PERIOD FIVE BEDROOM COUNTRY HOUSE WITH A PADDOCK & DETACHED VERSATILE OUTBUILDINGS IN A PEACEFUL POSITION ON THE EDGE OF THE VILLAGE OF BATCOMBE, BA4 NEAR BRUTON.

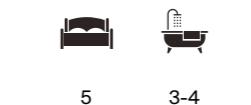
This wonderful property offers space, light, and elegance in the heart of Somerset countryside.

Ground Floor: Porch | Entrance hall | Living room | Family room | Open plan kitchen/dining room | Utility room | Cookroom

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: Party barn | Studio | Store | Annexe | WC

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



In all approximately 1.04 acres

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

Local Authority: Mendip District Council

Council Tax: Band G

what3words: ///playfully.barman.canal

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

Viewings: Strictly by prior appointment with the agent Knight Frank LLP

SITUATION

The property is situated off a quiet 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 Millfield, All Hallows, Downside, Hazelgrove, Port Regis and the Sherborne schools also within easy reach.

The main aspect of the house is directly south facing and fills with sunlight. In addition the north south aspect of the valley enhances the illumination and setting of one of the finest and unspoilt valley settings in Somerset.

THE HOUSE

The property has undergone extensive renovation by the current owners, and now presents as a beautiful five bedroom country house. The works included but are not limited to roof work, insulation, new sash windows, new doors, new oil boiler, new oil tank, upgrading three chimneys, new woodburners/stoves and re-decoration throughout.

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 detached annex there is also a second detached outbuilding, the party barn, which is a versatile space that could be used as a studio, gym or games room, also featuring a woodburner, and a large store room.

The south facing elevations of the annex and party barn would be ideal for solar panels if so chosen.

OUTSIDE

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

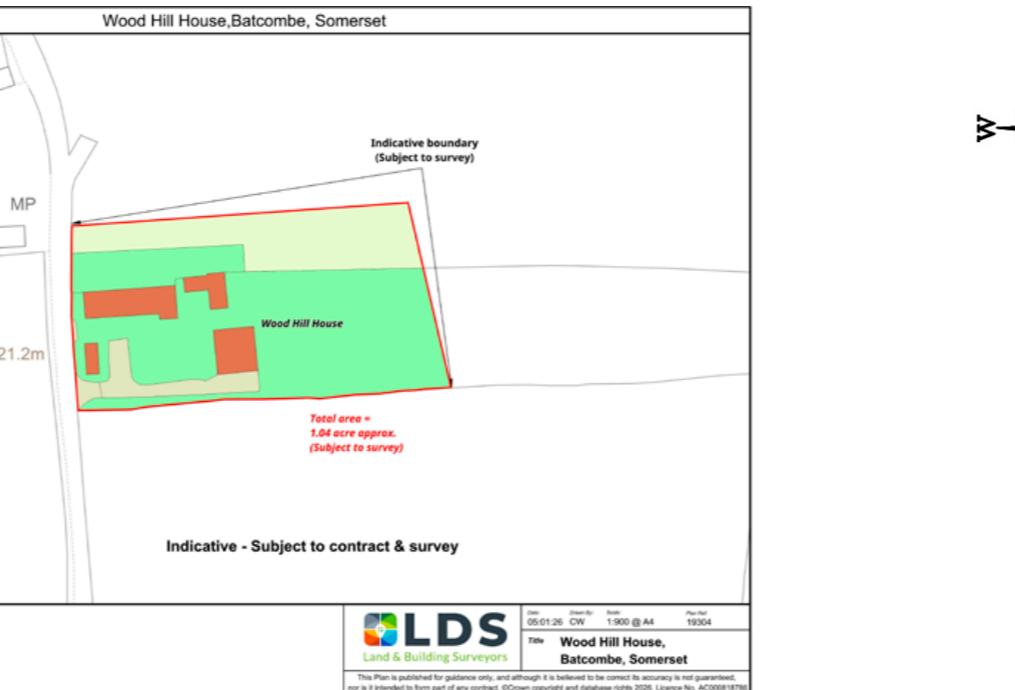
The property enjoys a southerly facing aspect and there are three entertaining terraces, one positioned at the front of the house, and two the side, where you can enjoy the peaceful position.

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!

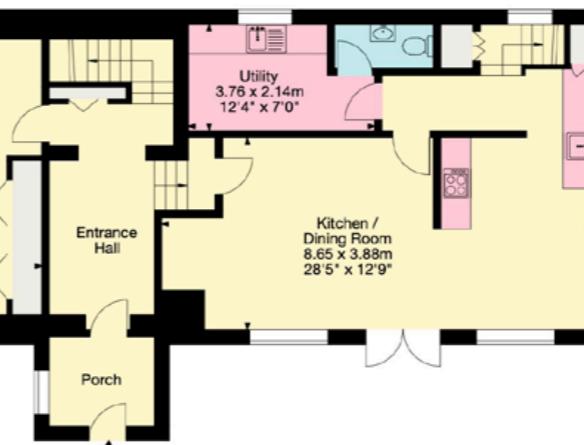
The property comes with a small paddock to the rear providing valuable privacy for the house and garden. It frames beautiful views across the valley, enhancing the sense of space and rural charm. Of high-quality soil the small paddock lends itself to a variety of uses including cultivation for an elegant vegetable garden. In total the property comes with just over an acre of land.

DISTANCES

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).



First Floor



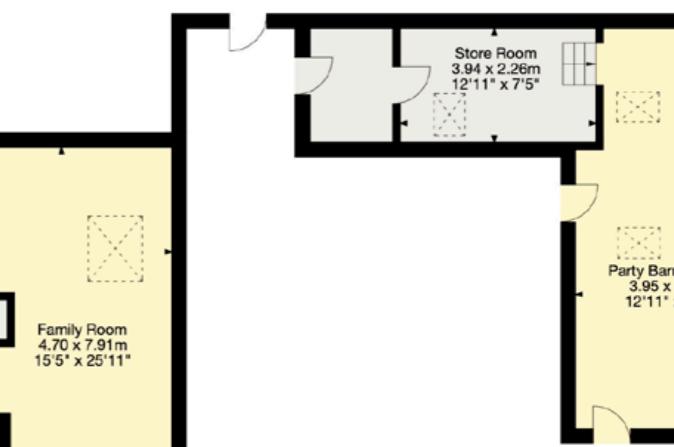
Ground Floor

Approximate Gross Internal 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 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.



Annexe



Outbuilding



We would be delighted
to tell you more.

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