

Loxton Hunting Lodge

Hill View Road, North Somerset



An impressive 19th century former hunting lodge adjoining farmland with spectacular 180 degree views over open unspoilt countryside to the Mendip Hills and beyond

Bristol 22 miles. Weston super Mare 7 miles. M5 (J22) 4 miles. Bristol Airport miles 12.6. Wells 14.7 miles. Bath 29 miles. Worle Rail Station 6.2 miles. Cribbs Causeway Regional Shopping Centre 25 miles. Axbridge 4 miles. Cheddar 6 miles (Distances and times approximate).



Summary of accommodation

Main House

Ground Floor: Reception hall | Drawing room | Sitting room | Dining room | Breakfast kitchen with decked balcony | Cloakroom

First Floor: 5 bedrooms | Dressing room | Shower room | 2 bathrooms

Basement: Office/gym | Former kitchen | Utility/laundry room | Snug/Bedroom | Store rooms

Garden and Grounds

Gardens | Ornamental pond | Terrace | Gazebo | Breeze Hut | Parking for several cars | Adjoining paddock

In all 1.49 acres



Situation

(Distances and times are approximate)

Loxton is a small village situated on the southern slopes of the Mendip Hills, which provides a stunning backdrop to the village. It is in an area designated as of Outstanding Natural Beauty. The village has a strong community and is known for its rural charm. There is a 13th century church, village hall and a public house.



There is a primary school at the medieval village of Axbridge about 4 miles away to the southeast where there are a number of shopping facilities. There are secondary schools at The Kings of Wessex Academy in Cheddar, and the Blue School in Wells. Private schooling is available at Sidcot Quaker School at Sidcot, Wells Cathedral, Millfield at Street and an excellent choice in Bristol.



The Property

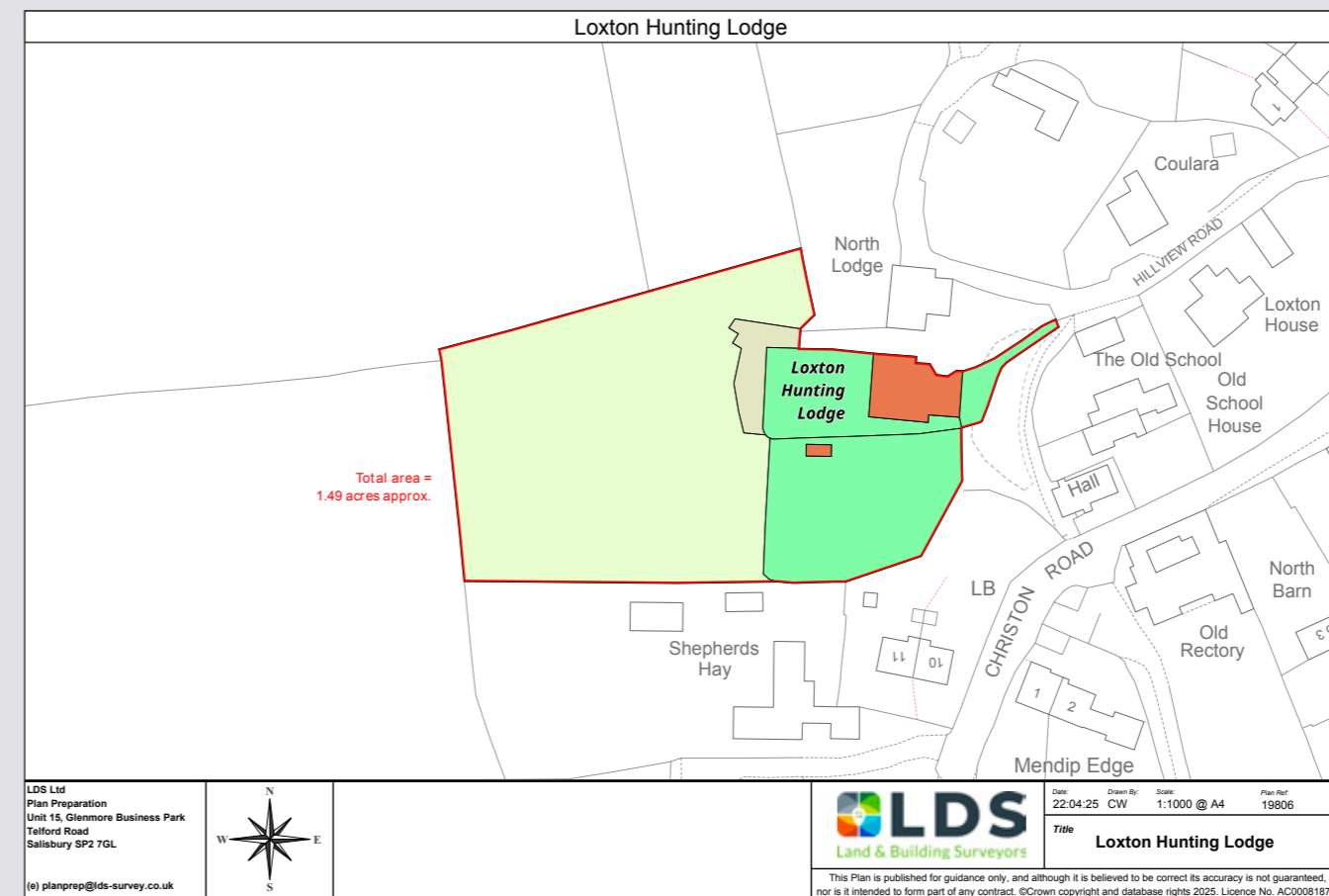
Loxton Hunting Lodge is situated in a slightly elevated position along a no through lane, commanding a panoramic view over unspoilt countryside to the Mendip Hills and beyond. The former hunting lodge dates from the mid 1850's and is distinctive in appearance with stone mullion windows and drip mouldings, stone quoins and a castellated terrace.

Internally, there are many Gothic features. The striking reception hall has a tessellated floor. There are shaped archways, ornate ceiling cornices, ceilings with ornate plasterwork, wood panelled walls, window shutters, and fine period fireplaces. In particular, the drawing room has an octagonal bay window with outstanding views.

In recent years, glazed oak doors were added to the breakfast area which open to a keep decked balcony taking advantage of the spectacular view.

The basement has a good ceiling height with natural light and has the potential to convert into a self-contained flat, subject to any necessary permission.

The main impressive staircase rises to the first floor and gallery landing. There are three bedrooms, with the principal bedroom having the octagonal bay window with wonderful views. There is a further dressing room and bathroom. Approached off the breakfast kitchen, a second staircase rises to two bedrooms and a bathroom.



Outside

Loxton Hunting Lodge is approached over a large parking area providing parking for several cars. The parking area continues to a drive beside the house giving vehicular access to the adjoining paddock.

The garden and paddock have a spectacular view especially to the south and west. Immediately outside the rear elevation, a castellated terrace with central stone steps leads down to the lawn, a unique rectangular pond and a gazebo. The garden continues around to the south where there is a breeze house and further lawn interspersed with ornamental trees including fig and palm and spring bulbs. Lying to the north is a small copse.

Access to the adjoining paddock is either from the drive or from the garden.

Property Information

Tenure: Freehold

Services: Main water, electricity and drainage are connected. Oil fire central heating. A new boiler was installed in 2022. Broadband currently provided by Truespeed.

Local Authority: North Somerset Council:
01934 888 888

Council Tax: Band G

Guide Price: £1,995,000

Directions (BS26 2XJ): When in Hill View Road continue to the end and keep to the left. The property is seen ahead, on the left.

Approximate Gross Internal Floor Area
455 sq.m / 4,898 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.



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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 March 2025. Photographs and videos dated February 2025.

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