



Huntswell House, West Lydford, Somerset

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## A turn-key **Grade II listed family home** with party barn, ancillary accommodation and about 11.6 acres of stunning grounds

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### Summary of accommodation

Reception hall | Drawing room | Sitting room | Open plan kitchen and dining room | Pantry | Boot room | Inner hall/utility room | Party barn

Principal bedroom with dressing room | Guest bedroom with en suite bathroom | Three further bedrooms | Bathroom | Shower room

Second floor bedroom with en suite bathroom

**Cottage:** Open plan kitchen/dining room | Sitting room | Bathroom | Three bedrooms | Further bathroom

**Outside:** Swimming pool | Formal lawns | Courtyard of outbuildings including office, workshop/garage and further double garage | Paddocks

In all about 11.6 acres

### Distances

Castle Cary 5.3 miles (London Paddington from 1 hour 34 minutes), Millfield School 8 miles, Bruton 10 miles

(All distances and times are approximate)



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## Situation

West Lydford is a quintessential Somerset village, known for its period blue lias stone houses and close-knit community. Local amenities include a church, a pub and garage, while the surrounding towns of Castle Cary and Bruton offer boutique shopping, fine dining, and cultural attractions such as Hauser & Wirth and The Newt.

The area is well known for the quality of its schooling, with world-renowned Millfield just 8 miles away. Other schools within easy reach are King's Bruton, Downside school, Wells Cathedral school, All Hallows prep school, and Hazlegrove.

Transport links are excellent, with the A303 providing access to London and train services from Castle Cary offering a direct route to Paddington in less than two hours. Bristol and Exeter airports are 30 and 48 miles away respectively making this an ideal location for both rural living and city connections.





## Huntswell House

Nestled in 11.6 acres of picturesque grounds, Huntswell House is an elegant Grade II listed property located in the idyllic village of West Lydford. With a striking late Georgian tithe barn, expansive gardens, and a meticulously designed interior, this home offers a rare combination of heritage and modern-day comfort.

Approached via a charming courtyard that lies under the facade of the tithe barn, the house offers an abundance of character. The entrance hall gives plenty of light and space, accentuated by reclaimed elm floorboards and an attractive staircase. To one side, the drawing room provides an ideal space for hosting, complete with an open fireplace, original shutters, and access to the garden. While the sitting room opposite is a warm and inviting setting, featuring a Chesney wood burner and access to the garden.

At the heart of the home lies a stunning kitchen and dining space that blends practicality with timeless style. Features include a four-oven Aga, bespoke cabinetry with polished concrete surfaces, and a walk-in pantry. The adjacent living area, warmed by another Chesney wood burner, is flooded with natural light from three sets of patio doors leading to the gardens. Practical spaces such as the utility room, boot room, and cloakroom are cleverly positioned to complement daily life.

Upstairs, the principal suite is complete with a dressing room and beautiful garden views. Four further bedrooms, including one en suite, are thoughtfully arranged alongside a family bathroom and separate shower room. A secondary staircase offers additional access to this level, enhancing the layout's flexibility.

The second floor comprises a versatile suite, with a bedroom, dressing area, and a luxurious bathroom featuring a freestanding bath. This area showcases the same attention to detail seen throughout the home, with natural finishes and high-quality fixtures.





## The Barn

The late Georgian tithe barn is a true highlight, offering over 1,000 sq ft of versatile space. With its dramatic oak beams, vaulted ceilings, and floor-to-ceiling glazed doors, the barn lends itself to a variety of uses, from entertaining to creative pursuits or a home business. Its seamless connection to the main house further enhances its functionality.

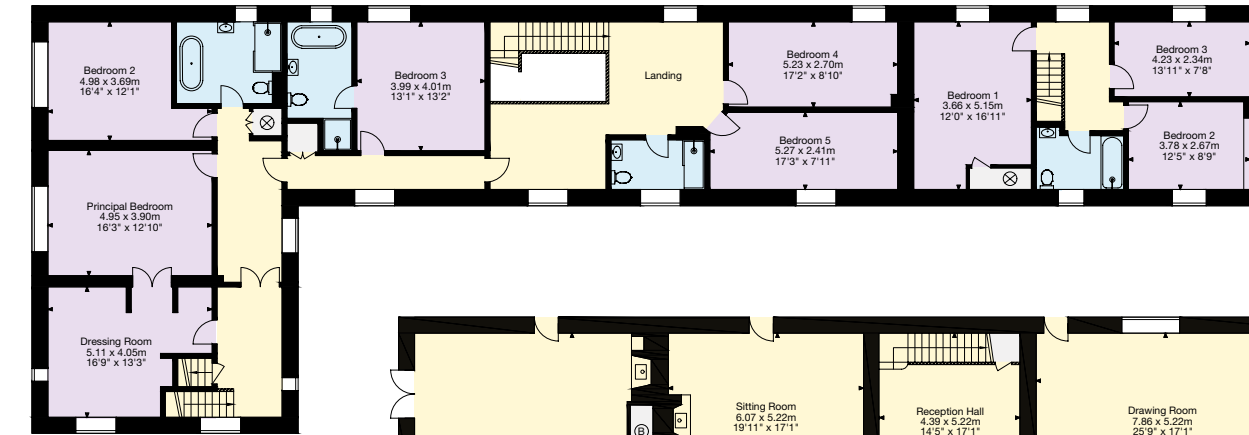
## The Cottage

Adjoining the main house but entirely self-contained, the recently refurbished three-bedroom cottage provides a wealth of possibilities. Ideal for extended family, staff, or as a rental opportunity.

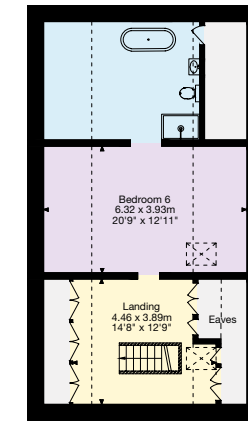


Approximate Gross Internal Floor Area  
 Main House: 4,886 sq ft/454 sq m  
 Cottage: 1,410 sq ft/131 sq m  
 The Barn: 1,216 sq ft/113 sq m  
 Garage: 968 sq ft/90 sq m  
 Total: 8,480 sq ft/788 sq m (exc. Eaves)

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.



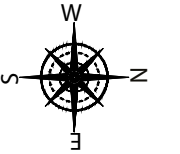
First Floor



Second Floor



Ground Floor



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



## Gardens and Grounds

The grounds at Huntswell House are a tranquil escape, combining sweeping lawns, mature trees, and vibrant planting. A series of terraces create inviting spaces for alfresco dining, while the swimming pool provides a relaxing area to enjoy. The land also includes a small woodland and enjoys uninterrupted views of the surrounding countryside, including to Glastonbury Tor.

The land is currently used for grazing up to ten horses, ideal for those with equestrian requirements. The field has numerous access gates and there is potential to build a stable block, subject to obtaining the necessary planning consents.

Practical elements include a range of outbuildings, ample parking, and garaging for several vehicles. Together, these features complete this family home's blend of practicality and beauty.

## Services

Mains water, electricity and drainage and oil fired central heating to Huntswell House and Huntswell Cottage.

Huntswell Cottage has its own oil tank and boiler and electricity sub meter.

Fibre optic broadband available.

## Directions

Postcode: TA11 7DG

what3words: ///ages.rounds.waltzes

## Property information

Tenure: Freehold

Local Authority: Somerset Council

Council Tax:

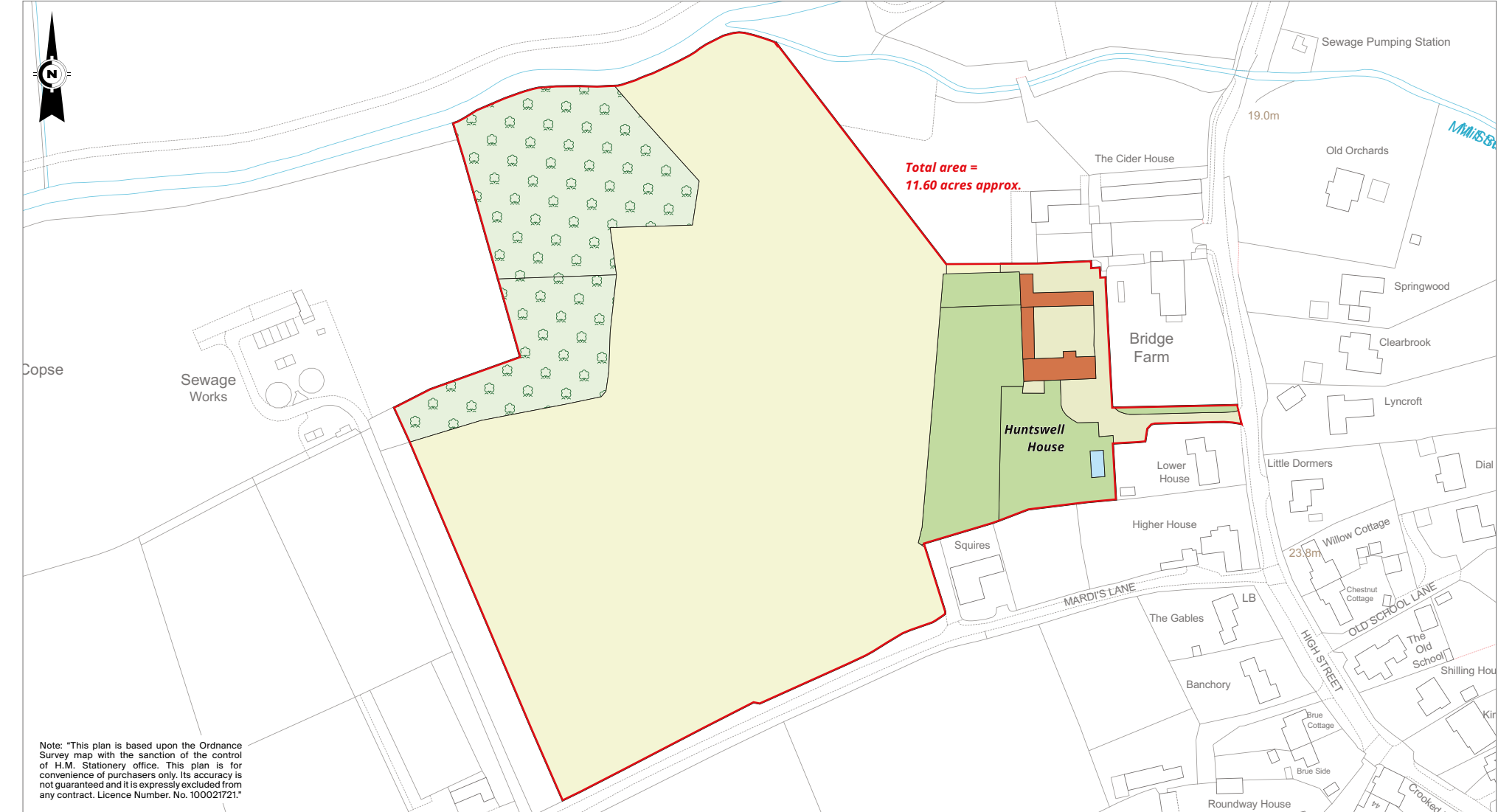
Huntswell House: Band E

Huntswell Cottage: Band C

EPC Ratings:

Huntswell House – F

Huntswell Cottage – E



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 January 2025. Photographs and videos dated xxxxxxxxxx 20xx.

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The  
Yate Barn