

# Rudge Hill Farmhouse

Rudge, Frome, Somerset





## An attractive detached four bedroom period family home, with a one bedroom annexe, paddocks, excellent outbuildings and green credentials; set in a 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).



### 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:

In all approximately 9.67 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.

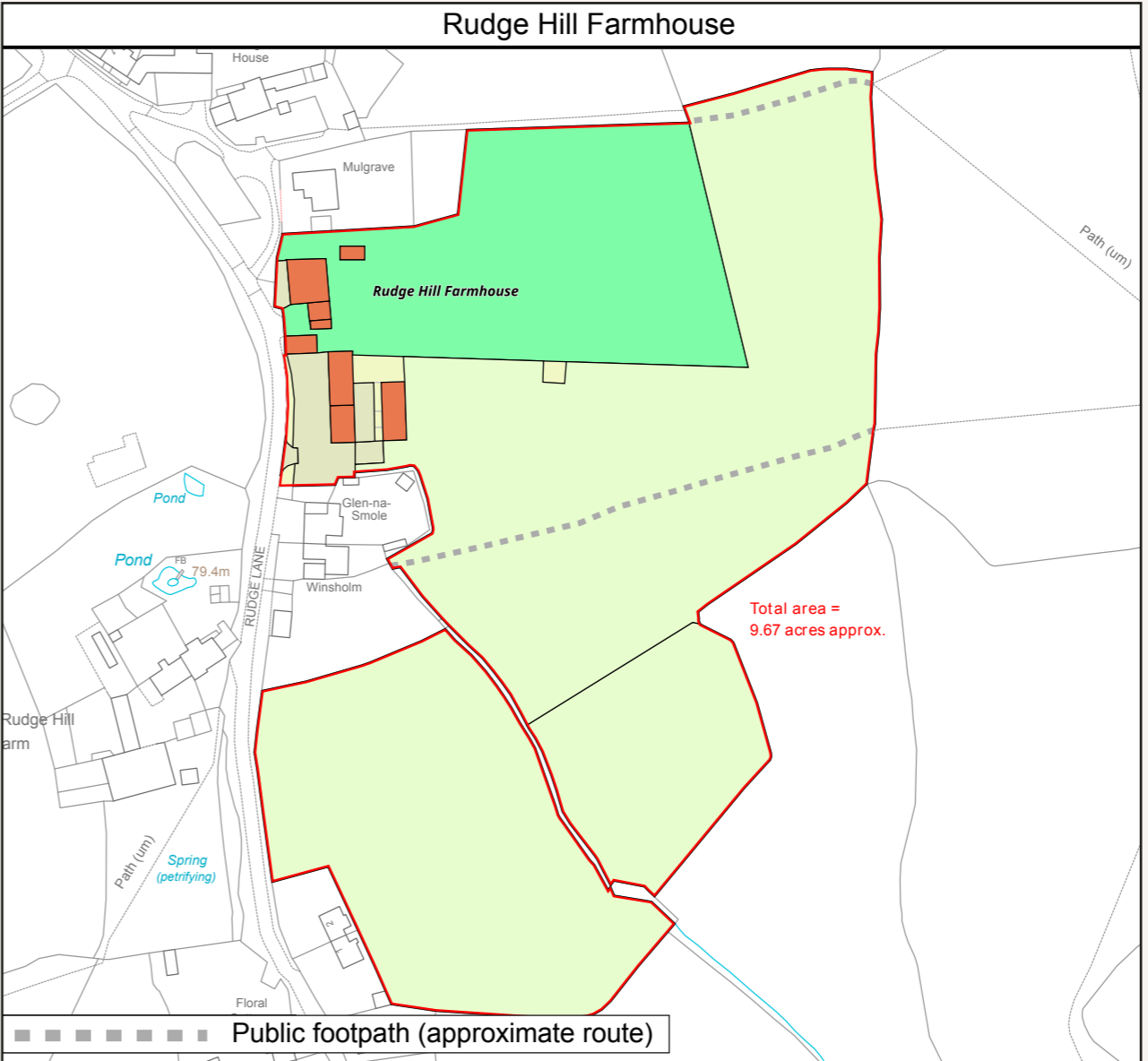
There are paddocks that adjoin the grounds and a large agricultural Dutch barn.





# FLOOR PLAN

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



LDS Ltd Plan Preparation Unit 15, Glenmore Business Park Telford Road Salisbury SP2 7GL (e) planprep@lds-survey.co.uk			Date: 16:01:26 Drawn By: CW Scale: 1:2000 @ A4 Plan Ref: 19790
			Title: <b>Rudge Hill Farmhouse</b> This Plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form part of any contract. ©Crown copyright and database rights 2026. Licence No. AC00081878

## 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

**Postcode:** BA11 2QG

**what3words:** ///greening.potential.tent

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

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.



**Bath**

4 Wood Street, Queen Square

Bath

BA1 2JQ

**Francesca Leighton-Scott**

01225 325 994

[francesca.leighton-scott@knightfrank.com](mailto:francesca.leighton-scott@knightfrank.com)

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated May 2025. Photographs and videos dated March and April 2025.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.