

WOOD HILL HOUSE

Batcombe, BA4





A COUNTRY HOUSE WITH PADDOCK AND OUTBUILDINGS

A five-bedroom country house in a peaceful position on the edge of the village of Batcombe and close to Bruton. Recently renovated the property offers space, light and elegance in the heart of Somerset countryside, all in approximately 1.04 acres.



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EPC

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

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.







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 AND OUTSIDE

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 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 south 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, in addition to this offering is the paddock, offering 0.26 acres.



Wood Hill House

Batcombe, near Bruton

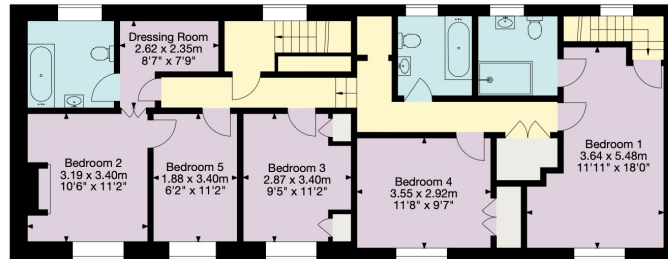
Gross Internal Area (Approx.)

Main House = 242 sq m / 2,604 sq ft

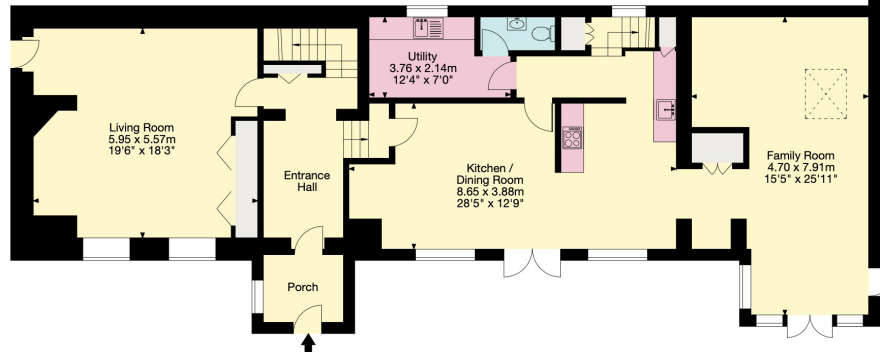
Annexe = 106 sq m / 1,140 sq ft

Outbuilding = 42 sq m / 452 sq ft

Total Area = 390 sq m / 4,196 sq ft



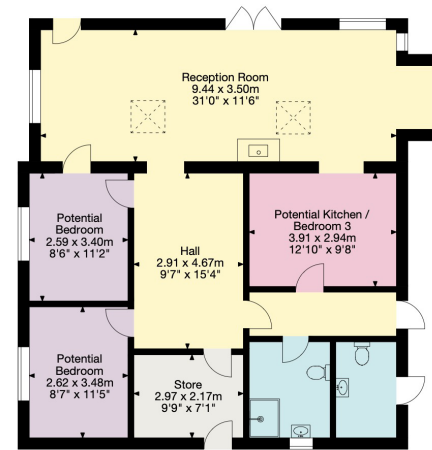
First Floor



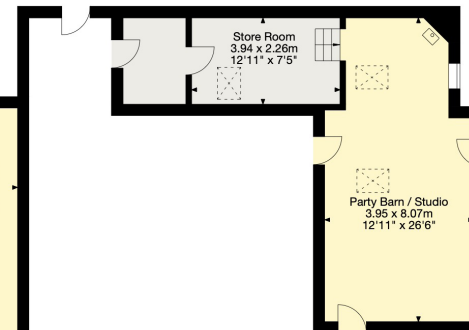
Ground Floor

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2024.



Annexe



Outbuilding



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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. (ID767266)

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