

Lubborn House

Baltonsborough, Somerset





A handsome Grade II listed Georgian house with a cottage, outbuildings and delightful gardens, set in a peaceful Somerset village close to Millfield and Glastonbury.

Millfield School (Street) 4.9 miles, Glastonbury 6.5 miles, Castle Cary Station 7 miles (London Paddington 90 minutes)
(All distances and times are approximate)



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Summary of accommodation

Main House

Entrance hall | Drawing room | Sitting room | Dining room | Kitchen/breakfast room | Utility/boot room | Cloakroom | Studio/gym

Principal bedroom with en suite bathroom | Six further bedrooms, two with en suite facilities | Family bathroom

The Cottage

Open-plan kitchen/sitting room | Two bedrooms | Bathroom

Outbuildings

Cheese House | Stables | Carriage House | Garden stores | Workshop | Walled garden

In all, about 3.96 acres

Location

Lubborn House is quietly positioned on the edge of the sought-after village of Baltonsborough, surrounded by open, level countryside and lying between the historic towns of Glastonbury, Street and Castle Cary. This vibrant village is home to a strong community and offers a range of local amenities including a parish church, a well-regarded primary school, a convenience store and the popular Greyhound Inn public house.

The surrounding area offers excellent day-to-day facilities, with a selection of independent shops and national supermarkets in nearby Glastonbury and Street. There are also a number of GP practices, dental surgeries and veterinary services within easy reach.

Transport links are excellent. The property has quick access to the A361, A37 and A371, linking easily with the A303 and M5. Castle Cary station is approximately seven miles away and offers a direct rail service to London Paddington in around 90 minutes, as well as connections to Bristol, Exeter and the southwest. Bristol and Exeter Airports are both within an hour's drive, with Bournemouth Airport also accessible in under 90 minutes.

There is an excellent selection of schools in the area across both the state and independent sectors. Baltonsborough has a well-regarded Church of England primary school, while nearby Millfield, Hazelgrove, Wells Cathedral School and King's Bruton are all within a ten mile radius.



Lubborn House

Lubborn House is an elegant Grade II listed country house, believed to date in part from the early 18th century with earlier origins. It enjoys a wonderfully private setting on the edge of the sought-after village of Baltonsborough, near Glastonbury, and is well positioned for access to the surrounding countryside and nearby towns.

The house is constructed in traditional Blue Lias stone with a stuccoed finish, pantile roof, and sash windows. Its symmetrical Georgian façade features classical detailing, with pilasters, cornices and two characterful doorways – one with a transom light and another with a fanlight and open pediment.

Internally, Lubborn House is full of charm, with high ceilings, decorative plasterwork, and large windows that bring in exceptional natural light. The reception rooms are well proportioned and include a fine drawing room, formal dining room, and a more informal sitting room. There is also a large kitchen/breakfast room, utility/boot room, and cloakroom, all offering excellent family living and entertaining spaces.



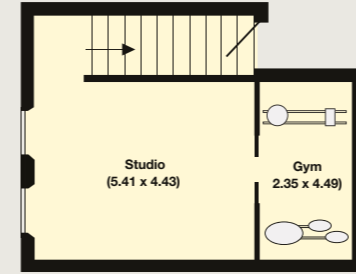


Upstairs, the principal bedroom suite benefits from wonderful countryside views and a private bathroom and dressing room, with six further bedrooms and three additional bathrooms arranged across the upper floors.

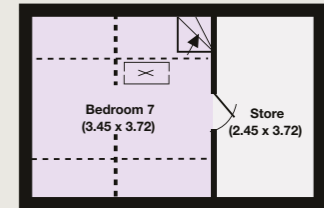


Approximate Gross Internal Floor Area
445 sq m

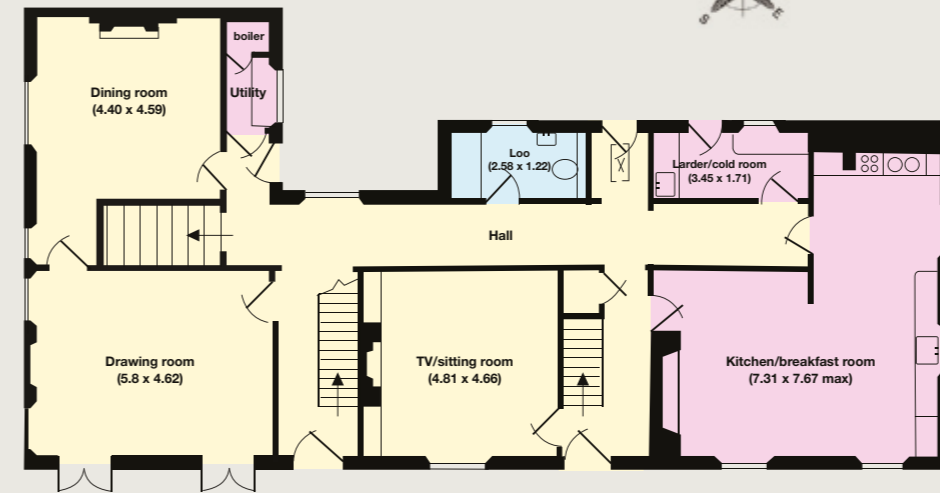
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



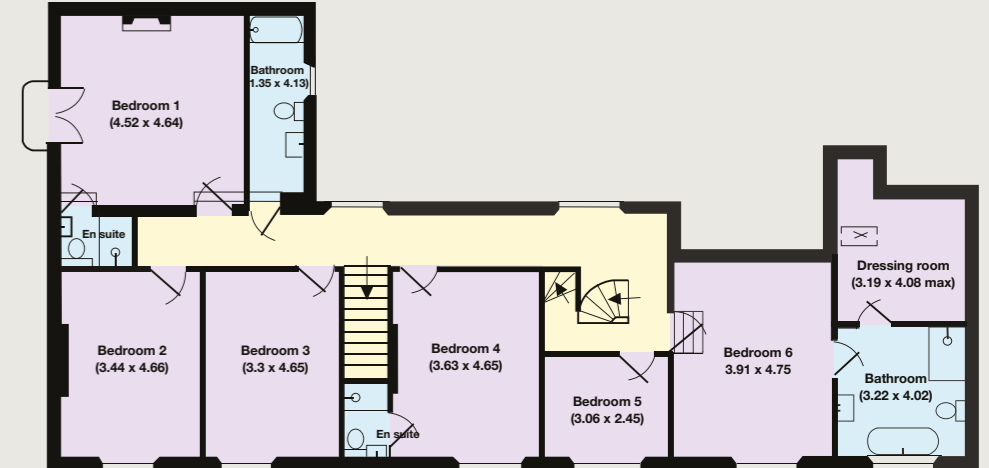
Lower Ground Floor



Second Floor



Ground Floor



First Floor

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.



The Cottage

A detached two bedroom cottage sits to the back of the main house, offering flexible accommodation ideal for guests, staff, or extended family. The interior comprises a well-proportioned kitchen/sitting room, two bedrooms and bathroom, and could also be used as a studio or home office.

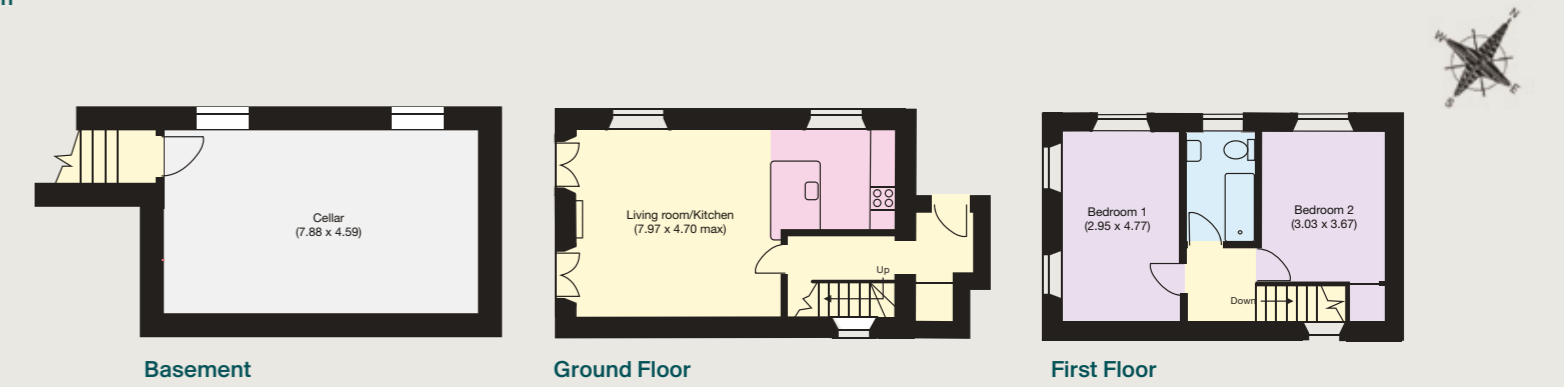
Outbuildings

A unique feature of Lubborn House is the characterful and substantial former cheese house, and there is also an extensive range of stone outbuildings, including carriage house, stables, garden stores, and workshops. These offer potential for further use – whether for storage, hobbies, equestrian purposes, or conversion (subject to necessary planning consents).

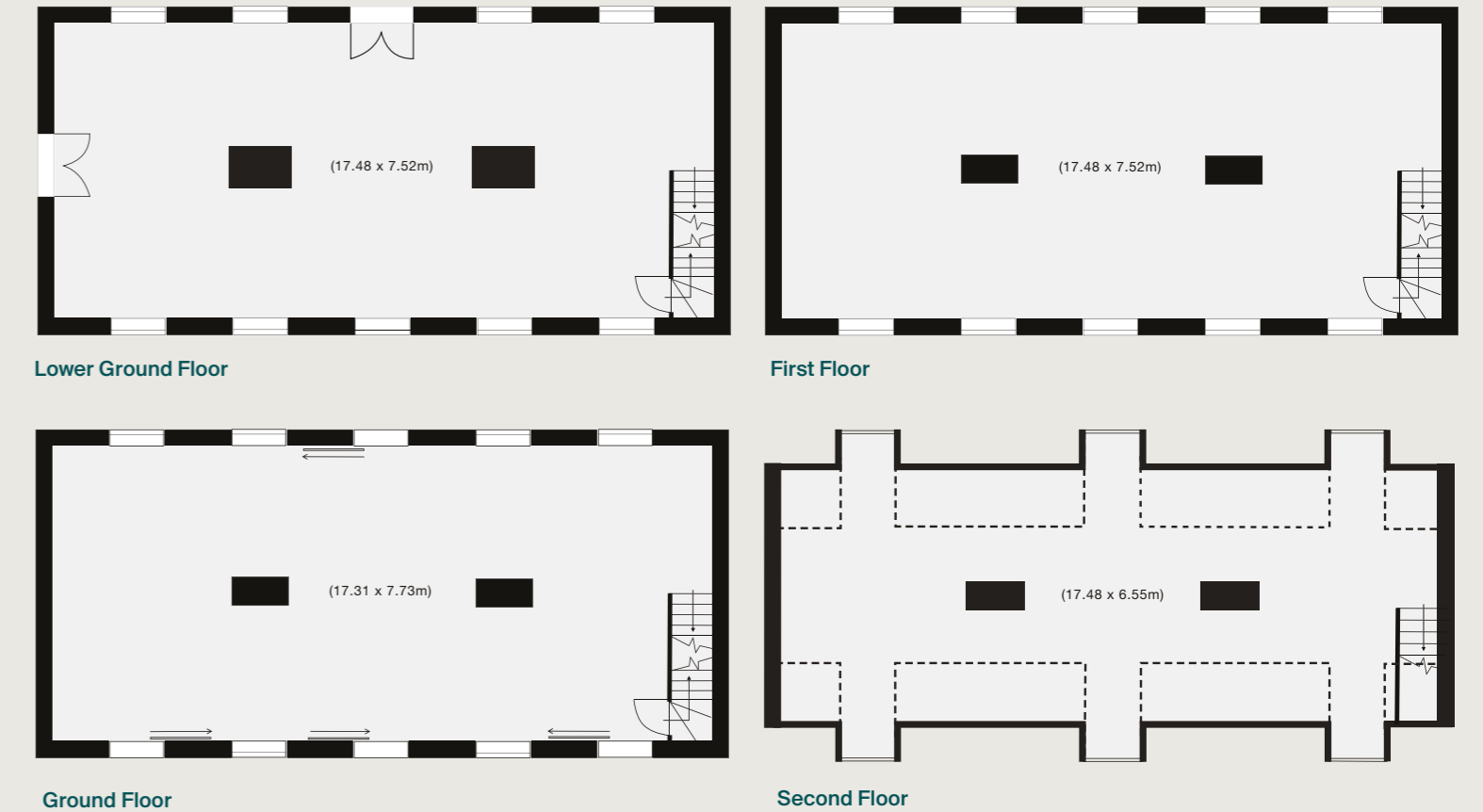


Approximate Gross Internal Floor Area
 Lubborn Cottage: 117 sq m
 Cheese House: 512 sq m

Lubborn Cottage



Cheese House





Gardens and Grounds

Lubborn House is approached via a gravelled drive leading to ample parking. The gardens are a highlight of the property, featuring formal lawns, deep herbaceous borders, mature trees, and a large (34 x 22m) walled garden. Woodlands and fields surround the property.



Property Information

Services
Mains electricity, water and drainage.
Oil-fired central heating.

Tenure
Freehold

Local Authority
Somerset Council (www.somerset.gov.uk)

Council Tax Bands
Lubborn House: Currently business rates, formerly band G
Lubborn Cottage: B

EPC Rating
Lubborn House: E
The Cottage: E

Directions
Postcode: BA6 8QP
What3words:///indoors.subsystem.float

Viewing
Viewing is strictly by appointment through Knight Frank.



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