






HAELAN HOUSE

North Brewham, Bruton, Somerset



A VERY COOL AND UNIQUE SIX BEDROOM DETACHED CONTEMPORARY HOME, IN AN IDYLIC RURAL POSITION CLOSE TO BRUTON.

The property has been meticulously created to provide fantastic modern family living space with beautiful grounds, complimented by excellent green credentials.

			EPC
6	4	4	A

Services & Green Credentials: Mains electricity, with 8kw solar panels. Private water supply via a bore hole. Private drainage via a Klargester. Air source heat pump, underfloor heating throughout. Fibre broadband.

Local Authority: Mendip District Council - www.somerset.gov.uk

Council Tax Band: F

Tenure: We are advised that the property is Freehold

what3words: [///encloses.tabloid.dreamers](https://www.what3words.com/encloses.tabloid.dreamers)

Viewings: Strictly by prior appointment with the agent.

Land Area: 2.53 acres.



SITUATION

Haelan House is situated in the small village of North Brewham, nestled in the Somerset countryside with spectacular views which extend to Alfred's Tower.

Close by is the sought-after town of Bruton, known for its rich history, artistic culture, and idyllic surroundings. The town centre is dotted with independent shops, art galleries, and boutiques, offering a unique and eclectic shopping experience. Bruton is a hub for creativity and innovation, hosting world-renowned art institutions such as the Hauser & Wirth gallery. The town's artistic heritage is reflected in its vibrant community, which embraces a wide range of cultural events, music festivals, and performances throughout the year. Babington House and The Newt are also both within easy reach.

Connections in the area are excellent with the A37 and A303 (M3) not far away, providing access to the wider motorway network. There is a mainline rail service from Bruton to London Paddington, and Waterloo, and nearby Castle Cary has a mainline station offering more services.

There is a primary school and excellent local independent schools in Bruton to include King's School Bruton and the state owned boarding school Sexey's. Also nearby are All Hallows, Downside, Hazelgrove, Port Regis and the Sherborne schools also within easy reach.

Bruton 3.5 miles, The Newt 6 miles, Castle Cary 8 miles, Frome 10 miles, Babington House 12.5 miles, Bath 24 miles, Bristol 27 miles (all distances are approximate).



THE PROPERTY

Haelan House is Healers House in old English, the 'a' and 'e' are joined 'hælan'. The property was thoughtfully designed and built in 2022, with the vision to create a home that flowed with nature. The house offers a fusion between new and old, with the exceptional high-quality build combined with character features such as old rustic doors and curves in every direction.

On the ground floor from the entrance hall, at the heart of the house is the open plan kitchen/dining/family room, with sliding glass doors onto the terrace. There are three further reception rooms, the play/TV room, office and snug. There is also a double bedroom with en suite bathroom, boot room, plant room, larder and cloakroom on this floor.

The vibrant yellow railed staircase takes you to the first floor, where you have a seating area and large linen cupboard. Beyond this you have the principal bedroom suite comprising double bedroom with free standing bath and full height windows overlooking the gardens, a dressing room and a shower room. There are four further double bedrooms, a bathroom and a shower room.



GARDENS, GROUNDS & OUTBUILDINGS

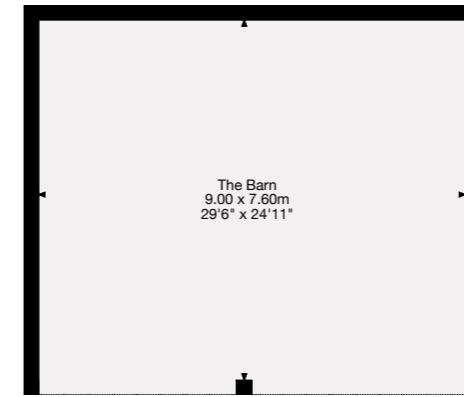
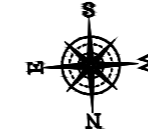
The property is approached through double wrought iron gates onto a private driveway where there is parking for a number of vehicles.

The mature grounds have been biodynamically and organically gardened by the current owners for the last 18 years. They comprise entertaining terrace, lawns with beautiful flower beds, an orchard, and three paddocks. The orchard has water and electricity connected so that a natural swimming pond/pool could be created if desired.

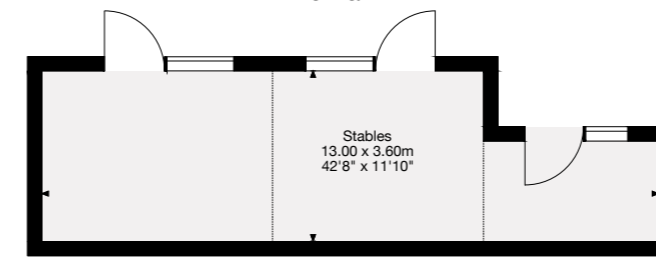
The structure of the garden was designed by Urquhart & Hunt, Gold Chelsea Flower Show winners 2022, and the planting was a collaboration between them and the current owners.

There is a state of the art watering system which can be controlled by your phone. All of the beds except a couple around the drive and the vegetable garden are connected. There is also a Husqvarna electric robotic lawnmower.

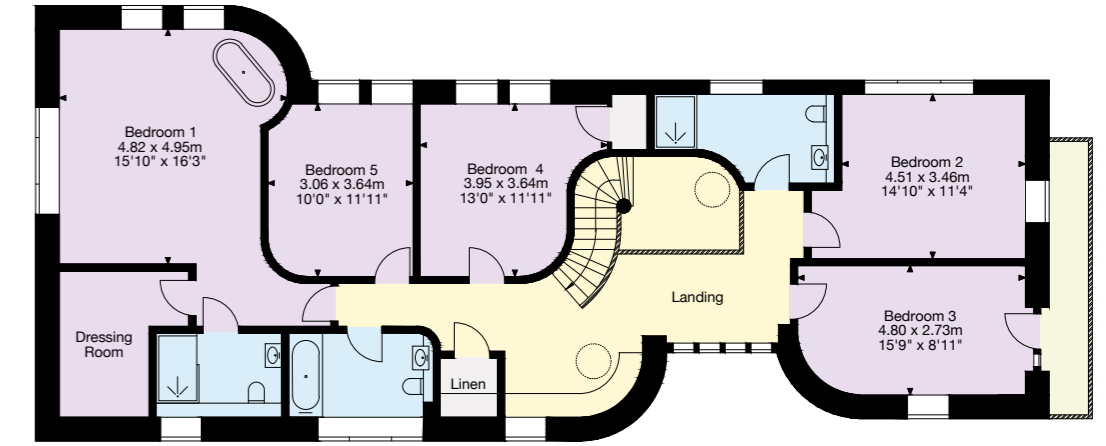
There is barn and a stable block which could be converted subject to obtaining the necessary consents.



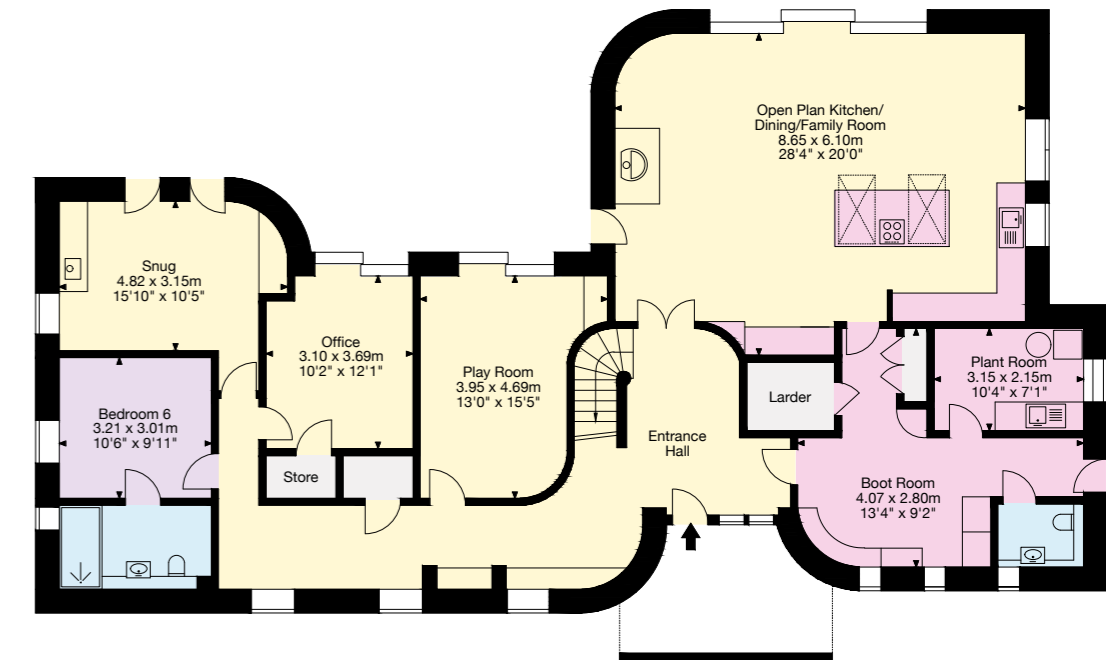
The Barn



The Stable Block



First Floor



Ground Floor

Approximate Gross Internal Area
 Main House = 316 sq m / 3,401 sq ft
 Outbuildings = 112 sq m / 1,205 sq ft
 Total Area = 428 sq m / 4,606 sq ft

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.

We would be delighted
to tell you more.

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