

LODESTONE



7 Redlynch House, Redlynch Park





7 Redlynch House, Redlynch park

BA10 0NH

Guide Price: £750,000

2 
Bedrooms

2 
Bathrooms

2 
Receptions

PROPERTY FEATURES

- Historic apartment within the prestigious Redlynch House Estate
- Exclusive resident amenities including a swimming pool, tennis court and two garages
- Charming drawing room featuring fitted bookcases and a working fireplace
- Spacious bespoke kitchen with Aga, dining area, and views over the grounds
- Elegant duplex accommodation accessed via a grand communal entrance hall
- Set in approximately 25 acres of beautiful private parkland





Set within approximately 25 acres of beautiful parkland, the former Redlynch House Estate traces its origins to the 16th century when it was owned by Sir Stephen Fox, Paymaster General to King Charles II. The estate was subsequently enlarged by his son, the First Earl of Ilchester, who undertook significant expansions during the late 17th and early 18th centuries. Over the years the house has served a variety of purposes, including as a school before being sympathetically converted in the mid-1980s into a collection of elegant apartments.

Apartment No. 7 is one of these distinguished residences and is approached via the grand main entrance to Redlynch House. An impressive communal reception hall featuring a sweeping staircase, rises to the first floor where the apartment is situated. The front door opens into a welcoming entrance hall, where the elegance and character of the apartment immediately become apparent.



The kitchen is a particularly attractive space, enjoying high ceilings and windows overlooking the grounds. At its centre is a dining area, while bespoke cabinetry is fitted above and below granite worktops along two walls and incorporates an Aga. A separate utility room is conveniently located directly off the kitchen.

Returning to the entrance hall, where a cloakroom is located, a door leads to an inner hallway. From here, access is provided to the elegant drawing room and the staircase rising to the bedroom accommodation. The drawing room is a wonderfully comfortable and refined space featuring fitted bookcases and an attractive carved stone fireplace with a working fire creating a warm and inviting focal point.





The two bedrooms occupy the second floor of this charming duplex apartment and are beautifully presented. The principal bedroom benefits from a walk-in wardrobe and an en-suite bathroom, while the second bedroom enjoys its own dressing area with a walk-in wardrobe and is served by an en-suite shower room.

Outside a sweeping driveway winds through the estate to a parking area where the apartment's two garages are located. Set within approximately 25 acres of private parkland, residents enjoy exclusive use of a communal swimming pool and tennis court. These facilities, together with the surrounding grounds, are reserved solely for the enjoyment of residents, providing a wonderful sense of privacy and exclusivity.

Situation: Redlynch is two miles from the ancient small town of Bruton with its bustling high street, home to a florist, a pharmacy, boutiques, the renowned restaurant "At the Chapel" and the world-famous art gallery "Hauser and Wirth".

The pretty town of Castle Cary is a few miles to the west, which also offers many independent shops, pubs, interiors retailers and a bookstore.

The Newt in Somerset is fabulous with wonderful gardens and woodland walks - <https://thenewtinsomerset.com>.



Larger towns of Sherborne and Yeovil are conveniently situated with an approximate a 30-minute drive. Easy access to the A303 links to the north and south of the country.

Rail links: from Bruton to Waterloo and Castle Cary to Paddington -travelling time less than two hours.

Schools: Bruton and Castle Cary both have excellent primary schools and secondary state schools including Ansford and the state boarding school Sexeys. Private schools including Hazlegrove Prep, All Hallows Prep, Kings Bruton, Bruton School for Girls. Sherborne Boys and Girls and Millfield are all within easy access.

Directions - BA10 0NH From Bruton take the B3081 towards Wincanton and, after approximately 2 miles, Redlynch Park can be found on your righthand side and entered through two stone pillars.

MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance. 7 Redlynch is a Share Of Freehold property with 120 years left on the lease.

The current maintenance and service charges are £1900 per quarter.

PART A

Local Authority: Somerset Council

Council Tax Band: E

Guide Price: £750,000

Tenure: Freehold (Residents all own a share of Freehold)

Expiry date of Lease: 120years

PART B

Property Type: Attached

Property Construction: Standard

Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Oil

Broadband: Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Mobile Signal/Coverage: Please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking: Private parking and garage

PART C

Building Safety: The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

Restrictions: N/A

Rights and Easements: Shared Drive

Flood Risk: Very low risk surface water and rivers

Coastal Erosion Risk: N/A

Planning Permission: N/A

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

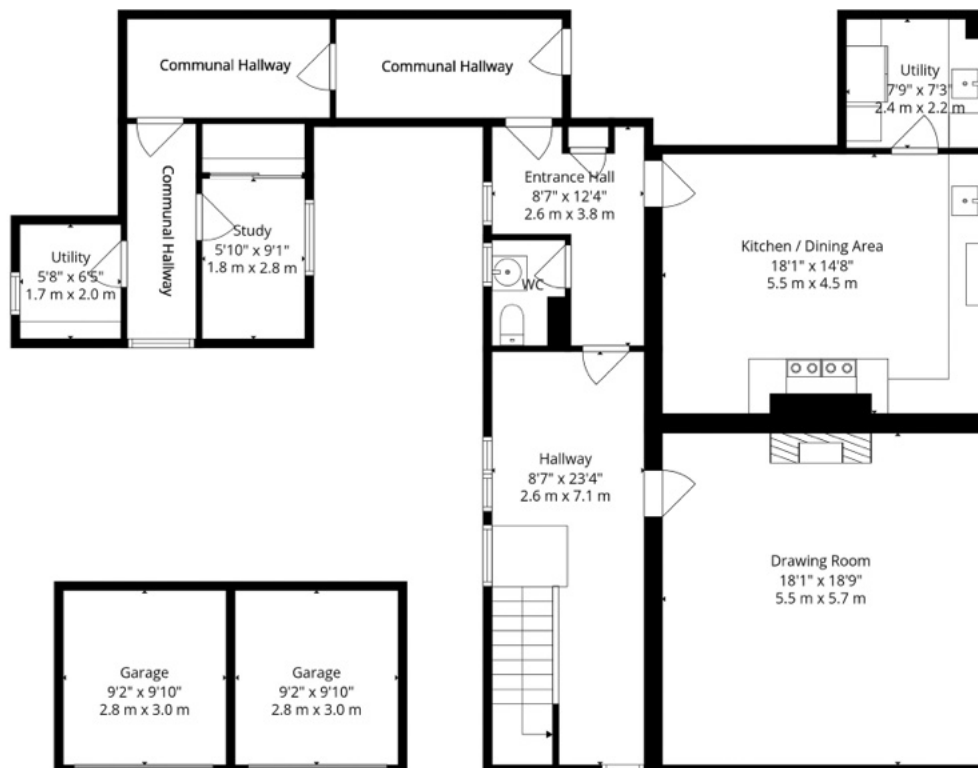
Energy Performance Certificate:

No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

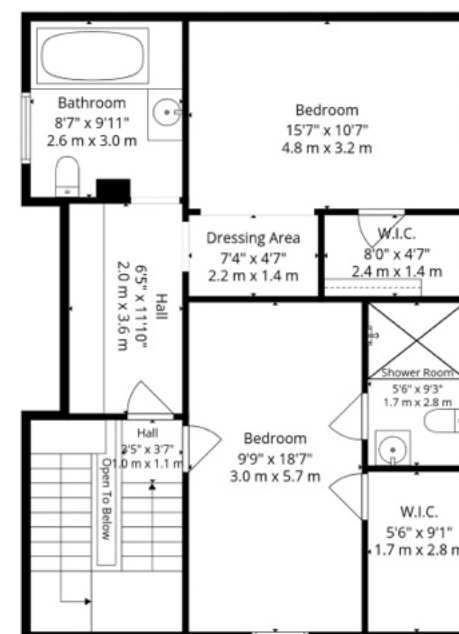
Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.



7 Redlynch House, Redlynch Park, Bruton, Somerset, BA10 0NH



Duplex Ground Floor (first floor Of Building)



Duplex First Floor (second floor Of Building)

Approximate Gross Internal Area

Ground Floor: 1144 sq ft / 106 sq m
 First Floor: 808 sq ft / 76 sq m
 Garages: 180 sq m / 16 sq m
 Total: 2132 sq ft / 198 sq m

This plan produced for Lodestone Property and is not to scale and is for illustrative purposes only. Whilst every attempt has been made to ensure the accuracy of the details and measurements depicted there is no guarantee as to their veracity and no responsibility is taken for error, omission or misrepresentation or any of the details shown. Garage dimensions are approximate. Where room dimensions are not square, the measurements depicted are of the maximum length or width of the room and this may be taken into account when estimating the total floor area of the building. With the exception of eaves storage, Approximate Gross Internal Area includes fitted / built in cupboards, hallways and staircases. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

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