

# Cranhill House

West Cranmore, BA4



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Bruton 6.5 miles, Frome 9 miles, Babington House 9 miles  
Castle Cary 10 miles, Westbury 16.5 miles, Bath 23.5 miles  
(all times and distances are approximate)

A five bedroom detached former vicarage,  
set in a charming rural village.

## Ground Floor

Entrance hall | Drawing room | Sitting room/office  
Dining room | Conservatory | Kitchen/breakfast room  
Utility room | Wet room | Cloakroom

## First Floor

Principal bedroom en suite bathroom  
4 Double bedrooms | Shower room | Cloakroom

## Gardens and Grounds

Mature lawned gardens  
Garage & Barn

In all approximately 0.57 of an acre



## Knight Frank Bath

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## Situation

Cranhill House is set in the pretty village of West Cranmore which has an active village hall and Parish Church and also has the historic railway station for the East Somerset Railway. Nearby are the villages of Batcombe with a very popular public house, The Three Horseshoes, and Evercreech which has a shop, doctor's surgery and a pre-school.

The property is not far from the market town of Frome where there is a fantastic array of vintage shops and independent retailers, theatres, cafes and cobbled streets; with a thriving community. The Frome Independent Market which is held on the first Sunday of every month is a celebration of all things Artisan and attracts thousands of visitors. Babington House, The Hauser & Wirth gallery in Bruton and The Newt in Somerset are all within easy reach.

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, Warminster and Castle Cary stations all provide regular rail services to London Paddington and London Waterloo. Bristol Airport provides a wide range of national and international flights. As for schools, there is an excellent choice.

There are a number of well regarded schools in the area to include All Hallows, Sexey's Bruton, Downside in Stratton on the Fosse and Wells Cathedral and in addition an excellent selection in Bath.





## The House

Cranhill House was built in the late 1880's but is not a listed building and parts have been updated over the past 30 years. Most recently, with new windows replaced on the ground floor and a conservatory extension added to the side of the house (which incorporates a wet room; this could be easily removed if not required).

The front door vestibule leads into the spacious hallway with original Victorian tiled floor. There is a sitting room/office with real fire, dining room with feature fireplace. The large drawing room has a working fire and access to the rear garden and the drawing room leads through to the conservatory. The kitchen overlooks the rear garden and there is a separate utility and a cloakroom.

The staircase from the hall leads to the first floor, where there are five double bedrooms. The principal bedroom has an en suite bath/shower room and there are four further double bedrooms, a shower room and a separate cloakroom.

## Gardens and Grounds

Cranhill House is accessed from the road into the village through double wooden bar gates onto the drive and parking area which provides parking for numerous cars. There is a single garage, a barn/stable and a store room.

The gardens are laid to lawn and sweep around the house, the lawns are edged with flower borders. In the garden there is a vegetable patch, a soft fruit cage, fruit trees including pear, apple and plum and a fine vine producing excellent grapes and also winter raspberries. A summerhouse is situated in the garden to catch the afternoon sun.

## Postcode

BA4 4QH

## Services

Mains water, drainage and electricity. Oil fired central heating. BT broadband.

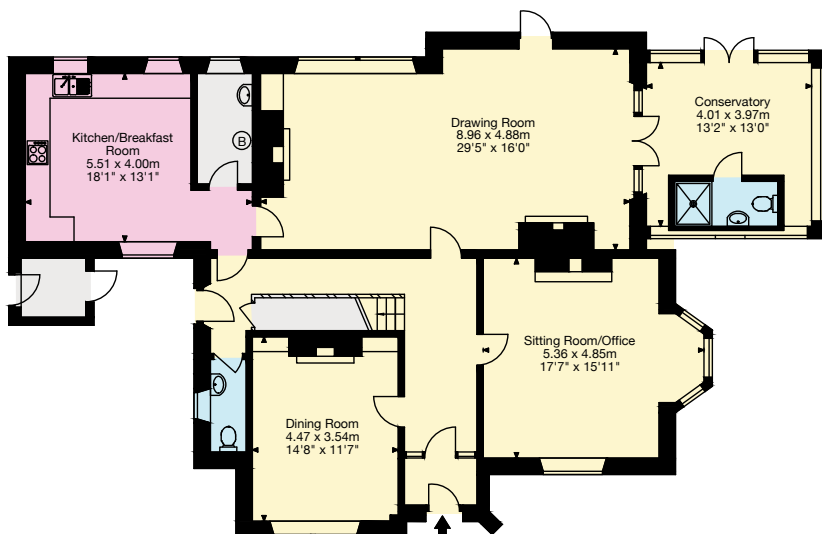
## Local authority

Mendip District Council – [mendip.gov.uk](http://mendip.gov.uk)

## Council Tax

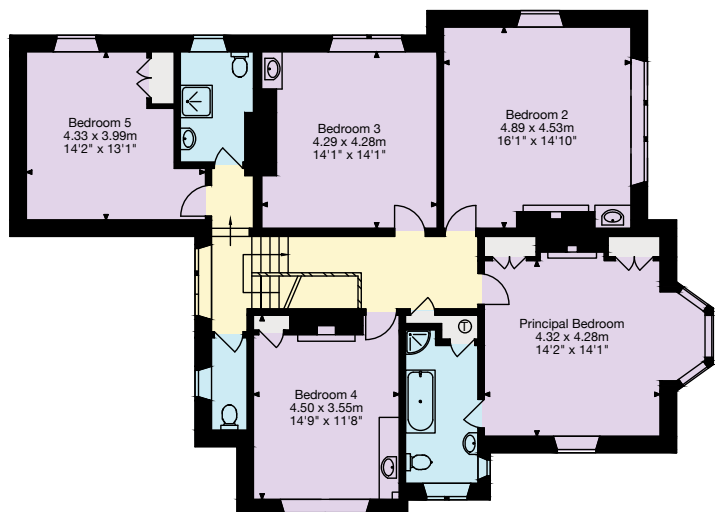
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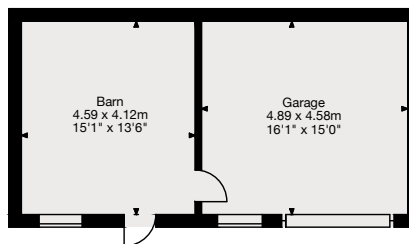


Ground Floor

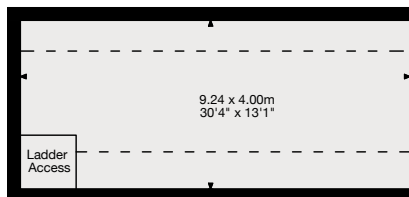
**Main House**  
278 sq m/2,993 sq ft  
**Garage**  
79 sq m/849 sq ft  
**Total Area**  
357 sq m/3,842 sq ft



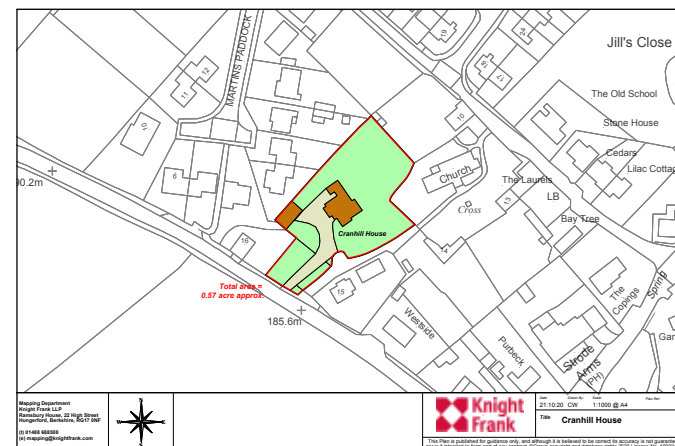
First Floor



Garage



Above Garage



## Tenure

Freehold

## EPC

F

## Viewings

Strictly by prior appointment with 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.



**Connecting people & property, perfectly.**

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