

The Orangery

Redlynch Park, Bruton, Somerset





A beautiful Grade II listed five bedroom detached Palladian Orangery, in an idyllic position with far reaching views, close to Bruton.

Bruton 2 miles, The Newt 4 miles, Castle Cary 6 miles, Frome 13 miles, Babington House 16 miles, Bath 28 miles.
(All distances are approximate).



Summary of accommodation

The House

Lower Ground Floor: Entrance hall/boot room | Kitchen/dining room | Lower hall | Living room | Conservatory | TV room | Games room | Utility room | Cloakroom

Upper Ground Floor: Upper hall | Principal bedroom en suite shower room | Double bedroom with WC | 3 further double bedrooms | Bathroom

Garden and Grounds

Beautiful landscaped gardens | Double garage | Office/studio | Stable | Log store

In all approximately 2.44 acres

Situation

(Distances and times are approximate)

The Orangery is situated within Redlynch Park. The house is set in wonderful grounds, with magnificent woodland and enchanting walled gardens, surrounded by breathtaking parkland.



Close by is the charming and highly 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 train station in Bruton with a good service to Bath Spa and Bristol Temple Meads, whilst nearby Castle Cary offers high speed links to London Paddington, and Gillingham to London Waterloo.



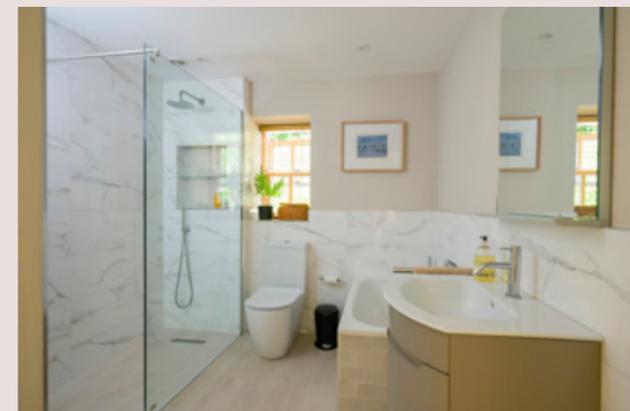
The House

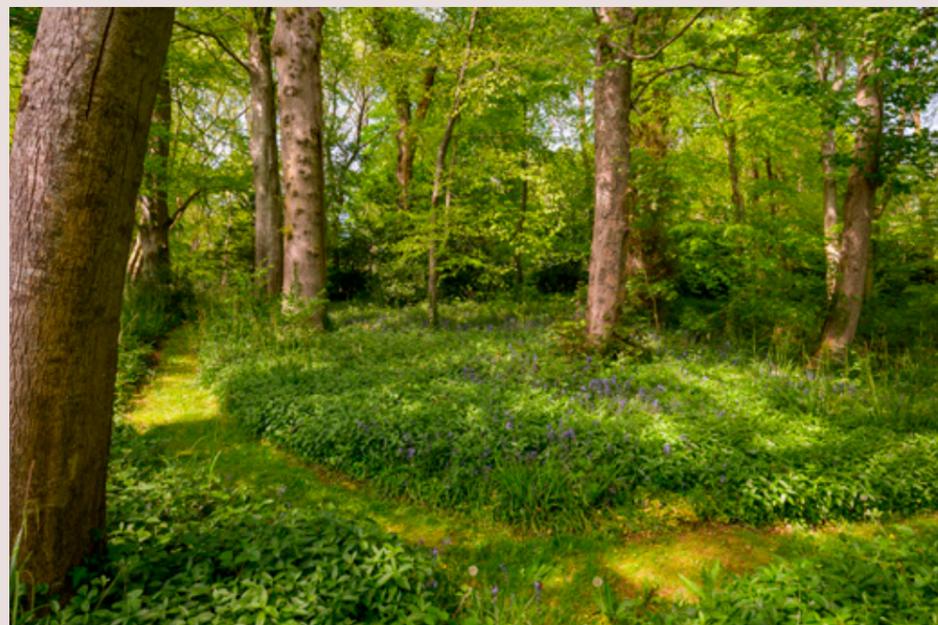
Believed to date from around 1780, this elegant red brick home was converted into a residence in the mid 1980's and has been thoughtfully extended by the current owners.

The property offers spacious accommodation arranged over two floors, which is finished to a high standard and immaculately presented throughout.

The principal reception rooms are south facing, light and airy and are ideal for both family and entertaining. The living room features a woodburner and double doors leading through to impressive conservatory, a wonderful room for summer dining and parties. The TV room and games room offers versatility to be used as a playroom, study, gym and/or library. Also on this floor is the entrance hall/boot room, utility room and a cloakroom.

On the upper ground floor from the atrium hall with glass block detailed floor, is the dual aspect principal bedroom, featuring two banks of fitted wardrobes and en suite shower room. Beyond this there are four further double bedrooms, one of which has a WC and the family bathroom.





Gardens and Grounds

Redlynch Park is approached through formal pillared entrance gates onto a long estate drive with the private entrance to The Orangery on the left.

The property is approached through electronically operated, double wrought iron gates onto a private driveway, which sweeps down to the parking area beside the double garage. Attached to the garage is a good home office or studio, a great space to work from home.

The gardens are an important part of The Orangery and are registered with English Heritage as one of their gardens of Special Historic Interest.

The gardens comprise of an established copse to the west with a second garden lying within the original walled enclosure of The Orangery.

There is a tranquil Japanese style water garden with two historic ponds linked by a narrow canal, and four areas of hidden garden above the ponds.

FLOORPLAN

Approximate Gross Internal Floor Area

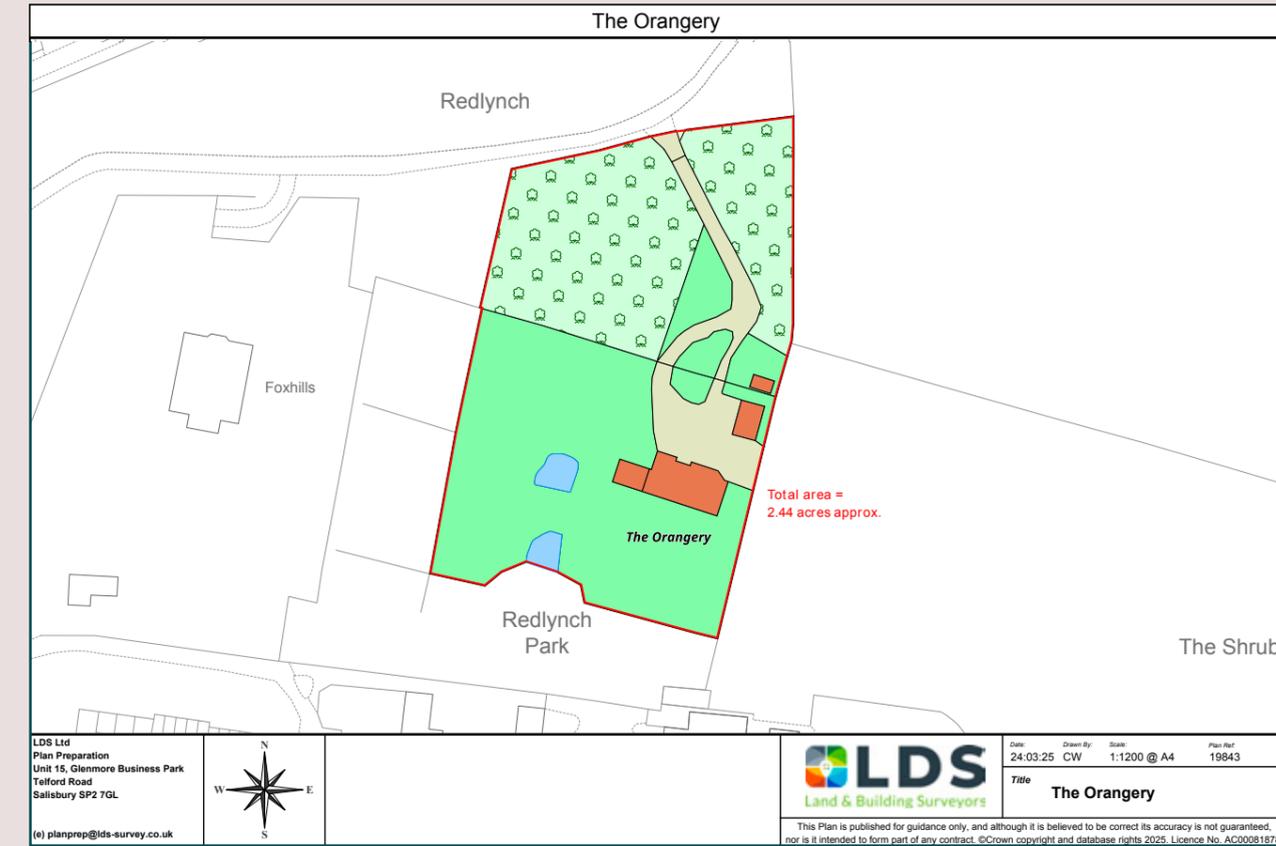
Main House = 416 sq m / 4,477 sq ft

Outbuilding = 18 sq m / 193 sq ft

Garage = 51 sq m / 548 sq ft

Total Area = 485 sq m / 5,218 sq ft

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.



Property Information

Tenure: Freehold

Services: Mains electricity & water. Private drainage (sewage treatment plant installed in 2022). Oil fired central heating. Wessex high speed internet.

Local Authority: Somerset Council - somerset.gov.uk

Council Tax: Band G

EPC: D

Postcode: BA10 0NH

What3Words: ///areas.billiard.triangles

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



Bath

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2025. Photographs and videos dated may 2025.

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