Millards Hill House Trudoxhill, Somerset





A handsome Grade II listed Georgian country house with equestrian facilities and additional woodland.

Summary

Grade II listed Georgian House with nine bedrooms and five bathrooms

Formal gardens and grounds with covered swimming pool

Two bedroom cottage and further outbuildings suitable for conversion (subject to planning)

Equestrian facilities with sixteen stables, manège, horse walker and hay barn

44 acres of paddocks and pastureland

Available by separate negotiation Postlebury Wood extending to 219 acres

In all about 263 acres

For sale as a whole or up to two lots

Distances

Frome 4 miles, Bruton 9 miles, Bath 18 miles (All distances are approximate)



knightfrank.co.uk

Charlie Taylor 01225 325993 charlie.taylor@knightfrank.com Knight Frank Farms & Estates

55 Baker Street London W1U 8AN knightfrank.co.uk

Alice Keith 020 8106 1362 alice.keith@knightfrank.com

Situation

Millards Hill House is half a mile south of the rural village Trudoxhill which has a thriving community with a popular pub The White Hart Inn, a busy village hall and a veterinary centre.

The local town of Frome is the largest market town in Somerset, with a thriving arts community and good shopping including, a host of small independent shops, two theatres, a cinema and a sports centre and mainline rail services. Frome was recently voted one of the top six places to live in England by 'The Times' newspaper.

This popularity is bolstered by the presence of Babington House (7 miles), the renowned Hauser and Wirth with gallery shop and restaurant (9 miles) and the recent addition of The Newt Hotel (11 miles).

The city of Bath is within 18 miles of the property. Bath is a World Heritage Site, famed for its Roman heritage and Georgian architecture and provides extensive shopping, leisure and cultural facilities and excellent restaurants.

The area is well serviced for equestrian enthusiasts with excellent facilities nearby at Barrow Farm, West Wilts and Downlands Farm. There are local pony clubs and hunting with the South West Wilts or Mendip and Wincanton Racecourse is just 13 miles.

There are a series of well-known independent schools locally with All Hallows Preparatory only 6 miles away, Kings Bruton (9 miles), Downside (10 miles), Millfield (20 miles) and several further options in Bath (18 miles). There is also an excellent grammar school at Sexys Bruton.

The mainline train station at Frome gives access to London Paddington (journey time approx. 90 minutes) and Bristol (journey time approx. 60 minutes). The property is well situated for access to the A36 and beyond to the A303 and M3 to London. Bristol International airport is also just under an hour's drive.





The property

Millards Hill House is a Grade II listed Georgian House originally constructed in the late 18th century by the owner of the Marston Estate and is a classical symmetrical design with later C19 and C20 additions. It benefits from number of period features traditional sash windows, open fireplaces, excellent ceiling heights with dentilled cornicing and a grand entrance hall with Tuscan Columns.

The house is approached via a private drive alongside parkland paddocks with timber post and rails. The drive splits providing access to the house, leading to a gravelled circuit by the front door and to the rear of the house, cottage and stabling.

The house provides for extensive entertaining space with a large south-facing drawing room opening onto a terrace with far reaching views towards King Alfred's Tower.

There are nine bedrooms and five bathrooms (including the two-bedroom annexe) with two further attic rooms. The house has been in the same ownership for nearly 40 years and would benefit from a programme of renovation and modernisation.







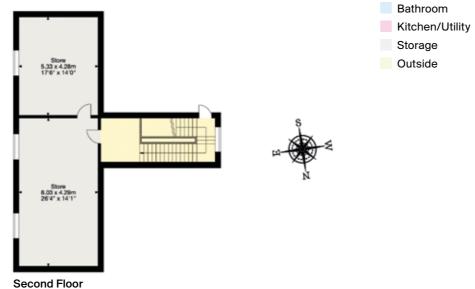


Main House

Approximate Gross Internal Floor Area 696 sq m / 7,491 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.





Reception Bedroom





Garden and Grounds

The mature gardens surround the house and the property benefits from a covered swimming pool and pool house and the old tennis court could easily be reinstated.



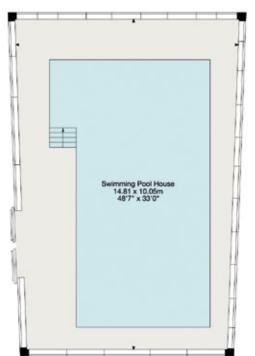
Outbuildings

To the west of the house an extensive range of single storey stone buildings used for garaging and storage which has previously been granted planning consent for residential use.

Outbuildings

Approximate Gross Internal Floor Area Swimming Pool Complex = 141 sq m / 1,517 sq ft Outbuildings = 232 sq m / 2,497 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.



Swimming Pool Complex

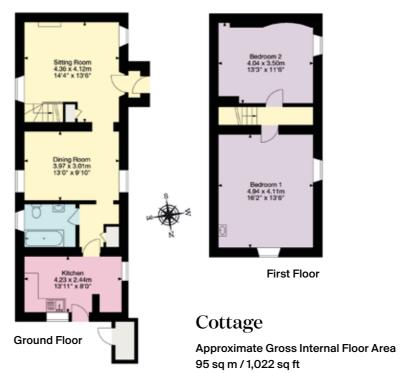




Cottage

Garden Cottage is a detached two-bedroom cottage in need of refurbishment which sits on the edge of the yard and accessed via the back drive.





Equestrian Facilities

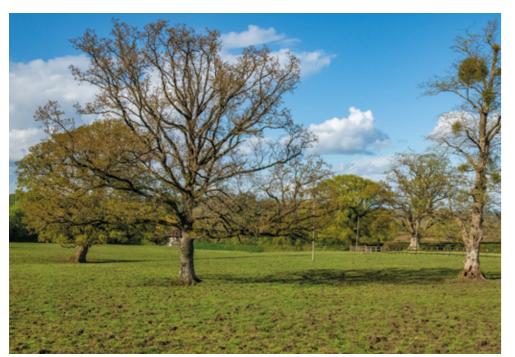
The equestrian facilities provide sixteen stables in total with the majority in an American barn along with two tack and feed rooms, wash down and an open fronted hay/straw barn. There is waxed sand and rubber outdoor menage and a four horse-walker.











Land

There are approximately 44 acres of pasture paddocks surrounding the house all of which are fenced and have water troughs.

Woodland

Postlebury Wood is a substantial mixed woodland extending to 219 acres largely composed of oak and hazel with active restocking. It is designated as a SSSI principally due to the large population of homostyle primroses. The woodland is a haven with well-developed ground flora and provides a very special amenity to Millards Hill House and in its own right.







General Remarks and Stipulations

Method of Sale: The property is offered for sale freehold as a whole or in Lots with vacant possession by private treaty.

Easements, Wayleaves and Rights of Way: The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not. There is public footpath crossing the property.

Sporting, Timber and Mineral Rights: The sporting, timber and mineral rights as far as they are owned are included in the freehold sale.

Services: Mains water, electricity and oil-fired central heating with private drainage.

Fixtures and Fittings: All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including carpets, curtains, light fittings, free standing domestic and electric items, garden machinery and agricultural machinery.

Plans, Areas and Schedules: These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the vendor's agents and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

VAT: Any guide price quoted or discussed are exclusive of VAT and in the event that the sale of the property, or part of it, or any rights attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser. The VAT position relating to the property may change without notice.

Postcode: BA11 5DW

Viewings

All viewings are strictly by appointment with the vendor's agent.

Property information

Tenure: Freehold

Local Authority: Somerset Council

Property	Council Tax	EPC
Millards Hill House	Н	F
Garden Cottage	D	F



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s), 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated April 2024. Photographs and videos dated April 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com



