

Millards Hill House  
Trudoxhill, Somerset

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# 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

From 4 miles, Bruton 9 miles, Bath 18 miles

(All distances are approximate)



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## 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
- Bathroom
- Kitchen/Utility
- Storage
- Outside



## 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.



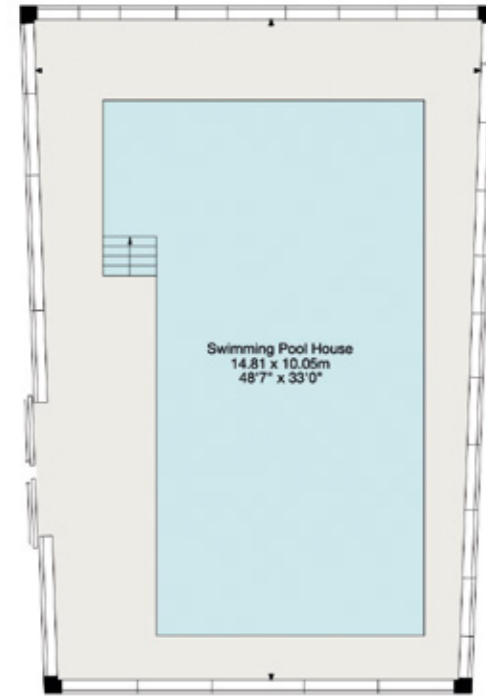
## Outbuildings

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

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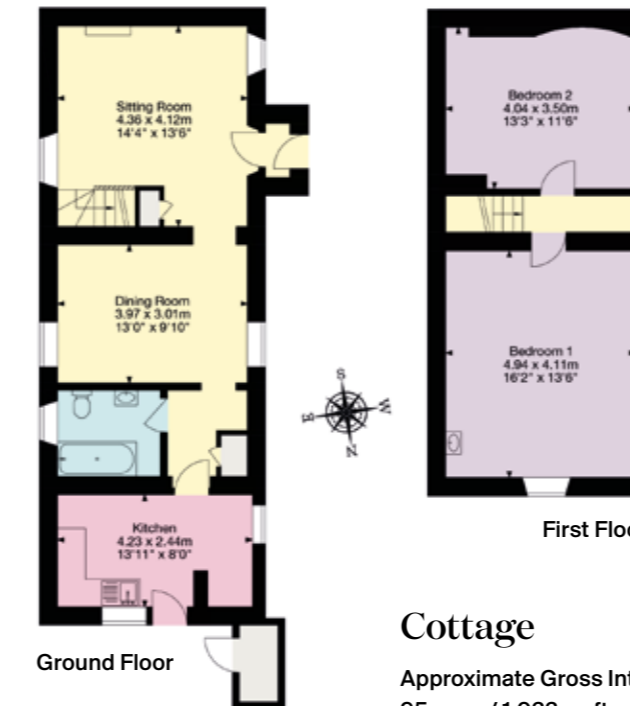
Swimming Pool Complex



Outbuilding

## 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.



## Cottage

Approximate Gross Internal Floor Area  
 95 sq m / 1,022 sq ft

## 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.







