



Hurlingham, West Bradley, Somerset



A well-presented 1930s family house in a lovely rural setting with equestrian facilities and about 7 acres.

Summary of accommodation

Ground Floor - Hall | Sitting room | Dining room | Library | Study | Kitchen
Utility room | Cloakroom

First Floor - Principal bedroom with ensuite shower room
Guest bedroom with ensuite shower room | Three further bedrooms
Family bath & shower room

Garden and grounds - Parking | Double garage | Gym | Summer house | Studio
Koi carp pond | Stable block with four loose boxes & tack room | Tractor store
Garden | Orchard | Kitchen garden with greenhouse | Three paddocks

In all approximately 7 acres

Distances

West Pennard 1.7 miles, A361 2 miles, Baltonsborough 2.5 miles, A37 3 miles,
Glastonbury 5 miles, Street (Millfield School) 6.5 miles, Shepton Mallett 6.5 miles
Castle Cary Train Station (Paddington 90 minutes) 7 miles, Wells 8.5 miles
A303 9.5 miles, Junction 23 M5/Bridgwater 18 miles, Bristol Airport 25 miles.
(Distances and time approximate).



5



3



4



2



7
acres

EPC
E





Location

Hurlingham is situated amidst open countryside, about a mile and a half from the village of West Pennard. The village is a thriving community with a Grade I listed parish church, The Lion Pub (Trip advisor 4.5), a CofE primary school (Ofsted rated Outstanding) and village hall and the neighbouring village of Baltonsborough has a village shop. Most day to day needs can be met by the shops and local businesses in the nearby towns of Glastonbury, Street and Shepton Mallett including Tesco Superstores in Glastonbury and Shepton Mallett. The area also has good transport links. The A361 and A37 are both close by, Castle Cary train station has fast rail services to Paddington and Bristol Parkway and Bristol Airport has flights to both UK and international destinations and is under an hour's drive away. The area also offers a wide choice of schools from both the state and independent sectors. West Pennard Primary School and Millfield Prep are both within a three-mile radius, whilst Millfield, Wells Cathedral, Hazelgrove, King's Bruton and All Hallows are within a wider ten-mile radius.

Hurlingham

Hurlingham stands outside the tiny, rural hamlet of West Bradley and is set back off a little-used country lane running through a beautiful stretch of open countryside. The nearest neighbour is about 150 yards away hidden behind a small wood and orchards. This means that Hurlingham enjoys exceptional peace and privacy. The house was built in the 1930s and has rendered and painted exterior walls under a clay tile roof and is south facing with uninterrupted views out over the surrounding farmland. It has been the much-loved family home of the current owners for the past 14 years and has clearly been improved and well-maintained over that period. Today it is very well presented and has a lovely light and airy feel to it.

The ground floor has a centrally positioned reception hall with a timber floor, with the kitchen and four reception rooms arranged around three sides of it. The large sitting room is especially noteworthy with windows on two sides affording panoramic views and a fireplace fitted with a wood-burning stove. There are timber floors elsewhere on the ground floor and the dining room also has a fireplace fitted with a wood-burning stove and windows on two sides, including a glazed door to the terrace, with lovely views out over the garden. The kitchen is fitted with handmade units of painted timber with built-in electric appliances, marble work surfaces and an electric SMEG range cooker. The first floor has a broad, centrally positioned and part-galleried landing. Arranged around three sides of it are a total of five bedrooms. Unsurprisingly given its wonderful setting, all the bedrooms have wonderful, far-reaching views.

The principal bedroom, like the sitting room below it, has windows on two sides plus its own ensuite shower room and a built-in wardrobe. The guest bedroom also has an ensuite shower room and the three remaining bedrooms share the family bath and shower room.

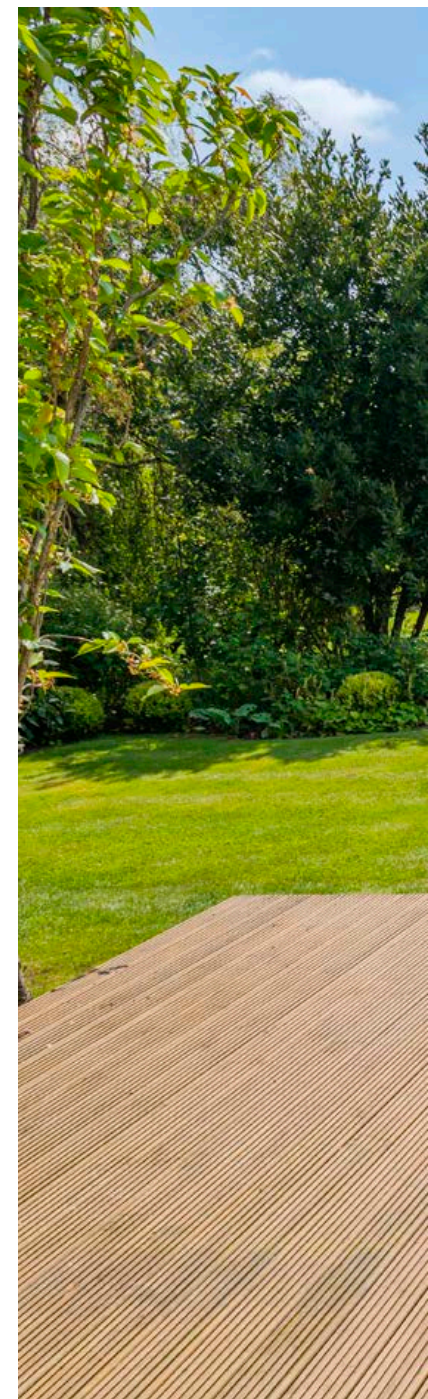






Outbuildings, Garden & Grounds

The gated entranceway to Hurlingham opens directly onto a tarmac parking area in front of the house. To one side is a double garage with a further room behind that currently serves as a gym. Within the garden behind the gym are a timber summer house and separate studio. The garden extends out behind and to one side of the house and consists of a level lawn fringed with richly planted borders and several ornamental trees. The lawn extends seamlessly to a paddock of about five acres containing an orchard of fruit and nut trees of many different varieties, all carefully selected, planted and nurtured by the current owners. On the western side of the house is a koi carp pond with several sizeable inhabitants. Adjacent to the garden are a good-sized concrete yard and stable block incorporating four loose boxes and a tack room. Behind the stable block is a tractor store. The stable yard and adjacent orchard are served by a gravel road extending for about 50 yards with a gated entrance at each end. At the far end of the paddock is a kitchen garden with integral greenhouse. Beyond are two further paddocks measuring about two acres.





Property Information

Tenure: Freehold.

Services: Mains water & electricity. Private drainage. Oil-fired central heating.

Local Authority & Council Tax Band: Somerset Council (www.somerset.gov.uk). Tax Band G.

Directions (Postcode BA6 8LT)

what3words///vesting.clinking.cabinets

From the Podimore Roundabout on the A303 take the A37 exit north-east towards Bristol. Continue along the A37 for 6.3 miles before turning left at a staggered crossroads, signed to Lottisham. Drive for just under three miles to a T-junction. At the T-junction turn left, signed to Glastonbury. The entrance to the property will be found on the left after 200 yards.

Approximate Gross Internal Floor Area

Main House: 257 sq.m / 2,768 sq.ft

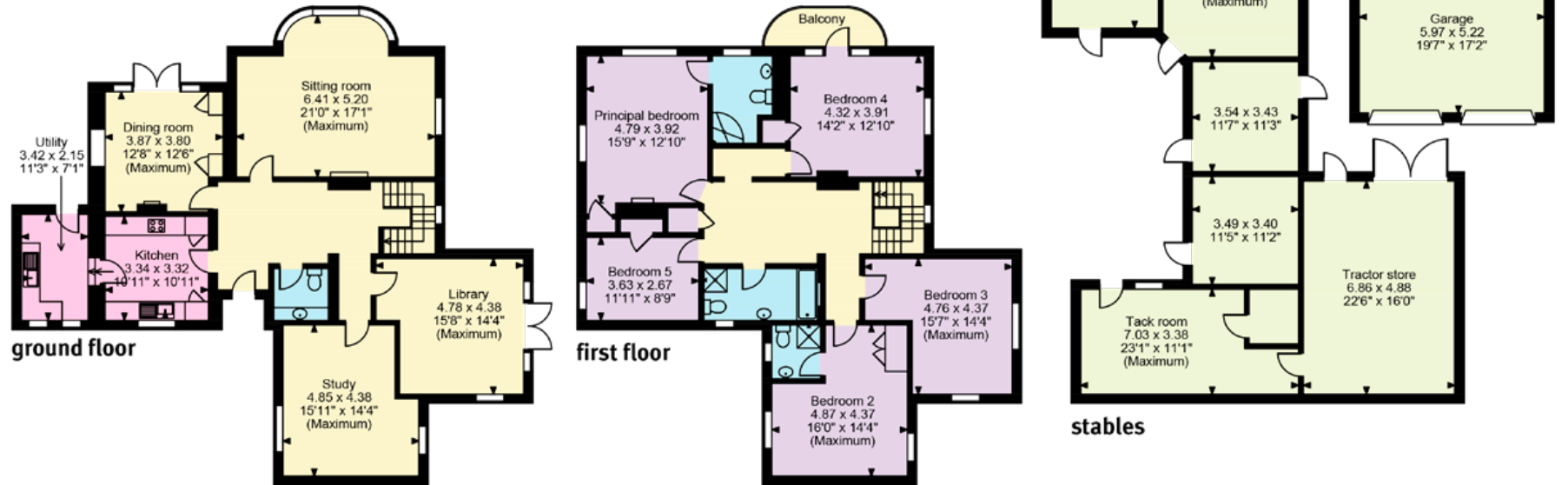
Garage: 31 sq.m / 335 sq.ft

Outbuilding: 162 sq.m / 1,742 sq.ft

Balcony external area: 4 sq.m / 45 sq.ft

Total: 450 sq.m / 4,845 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



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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 2024. Photographs and videos dated May 2024.

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