



THE OLD GRANARY
Greenscombe, Bruton, Somerset



AN IMPRESSIVE FIVE BEDROOM DETACHED CONTEMPORARY CEDAR-CLAD HOUSE WITH EXTENSIVE EQUESTRIAN FACILITIES AND SECONDARY ACCOMMODATION.

The property offers excellent modern family living space, in a peaceful setting close to Bruton.

			EPC HOUSE D	EPC ANCILLARY B
5-11	3-10	2-5		

Bruton <3 miles, The Newt 5.5 miles, Castle Cary 6 miles, Frome 10.5 miles, Bath 27 miles
(All distances are approximate).

Local Authority: Somerset Council - www.somerset.gov.uk
Council Tax band: F

Services: We are advised the property is connected to mains electricity. Private borehole water supply. Air source heat pump.
Private drainage (sewage treatment plant installed in 2015). Starlink high-speed, low-latency internet. Reolink 8 camera security system. EVCP.

Tenure: We are advised that the property is Freehold
what3words: ///realm.stops.prettiest

Viewings: Strictly by prior appointment with the agent
Land Area: 9.93 acres



SITUATION

Set in a peaceful rural location close to the highly sought-after town of Bruton, the property enjoys proximity to the renowned Hauser & Wirth gallery, an excellent selection of places to eat, and a thriving local community. The Newt hotel and country estate and the market town of Castle Cary are also nearby. This modern, detached, cedar-clad house offers contemporary living, complemented by exceptional equestrian facilities and valuable additional accommodation.

The property is well placed for a range of highly regarded schools, including King's School Bruton and Sexey's School, with All Hallows, Downside and Hazlegrove also within easy reach.

Transport links are good, with Bruton, Castle Cary and Frome all providing regular rail services to London Paddington and Waterloo.

Despite its rural setting, the property is well connected, with convenient access to the A37 and A303 (M3), providing links to the wider motorway network.



THE PROPERTY

Renovated approximately five years ago, the house is light, well proportioned and ideally suited to modern family living.

The front door opens into a welcoming entrance hall. To the left is the first reception room, featuring a log burner. Directly ahead is a second reception room extending the full width of the house, with four sets of patio doors opening onto the terrace and enjoying views over the landscaped pond and lawned garden. To the right of the hall is a contemporary open-plan kitchen, designed for family living, with integrated appliances, a four-oven range, a four-seat breakfast bar and ample space for a large dining table. Off the kitchen is a glazed link to the tack room/boot room, with a further external door. The ground floor benefits from underfloor heating throughout.

A carpeted staircase rises from the hall to the first floor accommodation, which comprises five bedrooms and three bathrooms. The principal bedroom has a generous en-suite bathroom, with a further double bedroom also benefiting from an en suite. Three additional bedrooms are served by a family bathroom. Throughout, the rooms are finished in a neutral palette, with modern, tiled bathrooms.



GREEN CREDENTIALS

There are some excellent sustainability features at the property which include an air source heat pump and 14 solar panels which were installed in 2016 and 2019 with a kW of TBC, all of which benefit from the Feed-in Tariffs (FIT) scheme. There is also a 7,500L rainwater harvester that feeds all the toilets in the ancillary accommodation and tack room.

ANCILLARY ACCOMMODATION

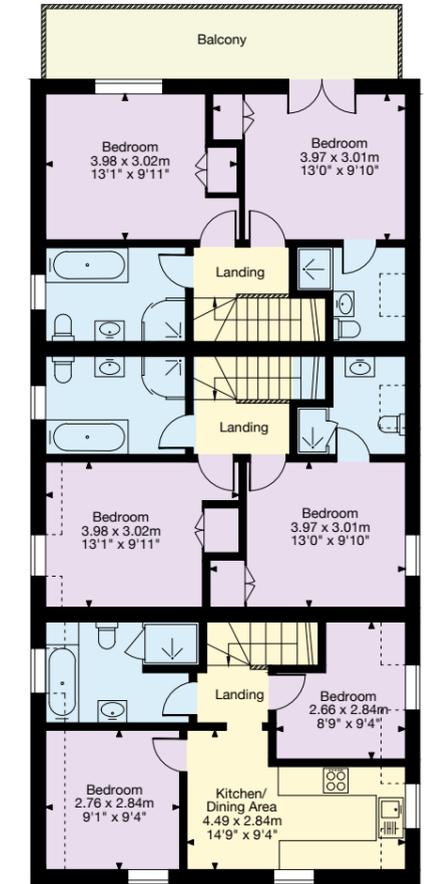
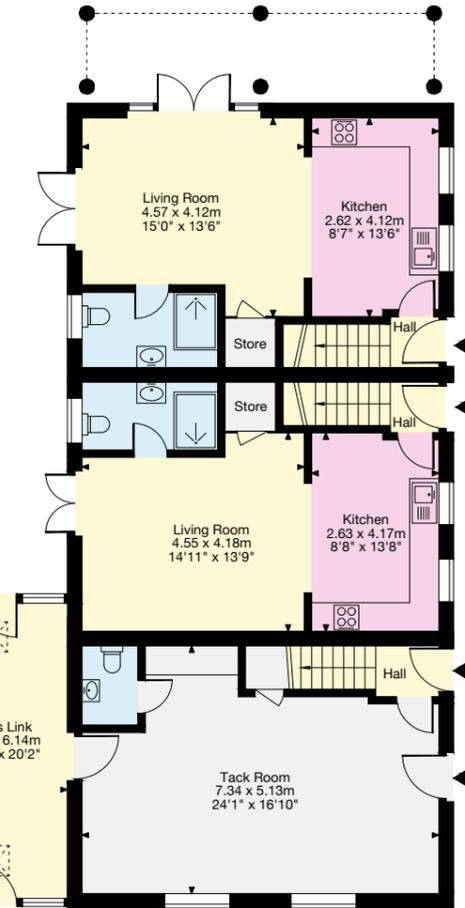
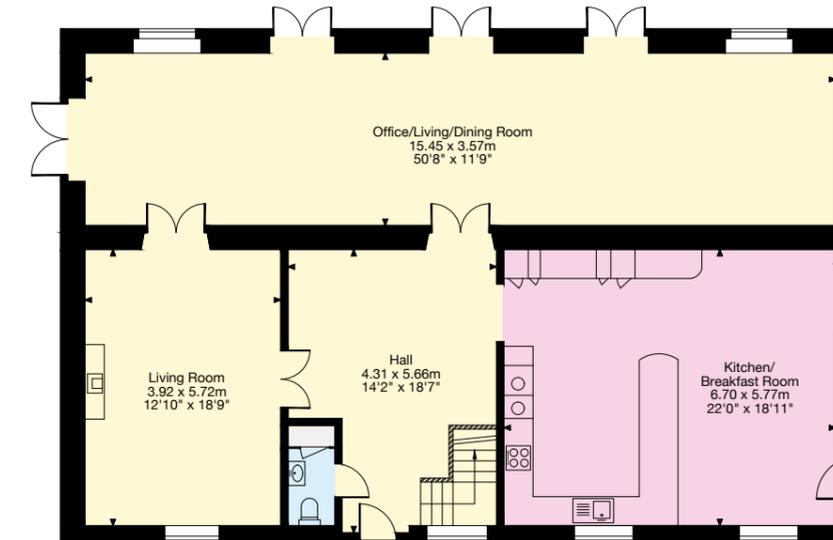
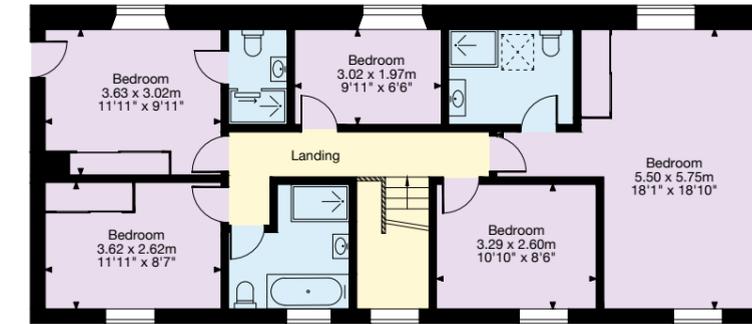
The property includes two self-contained two-bedroom cottages and a one-bedroom apartment. All have their own private entrances, parking spaces and access to the patio garden, and are finished in a neutral palette with modern bathrooms and furnishings. Currently operated as holiday lets, they offer excellent flexibility for guest accommodation, staff housing or income generation.

GARDENS, GROUNDS & OUTBUILDINGS

The property is approached via a shared private track and gravel driveway, leading to fenced and landscaped grounds that enjoy a high degree of privacy. There is parking for up to five cars in front of the house, with additional parking to the side.

The garden lies to the rear of the property, featuring a generous paved terrace and a raised pond leading onto a lawned area. The garden is enclosed, with paddocks extending to the left.

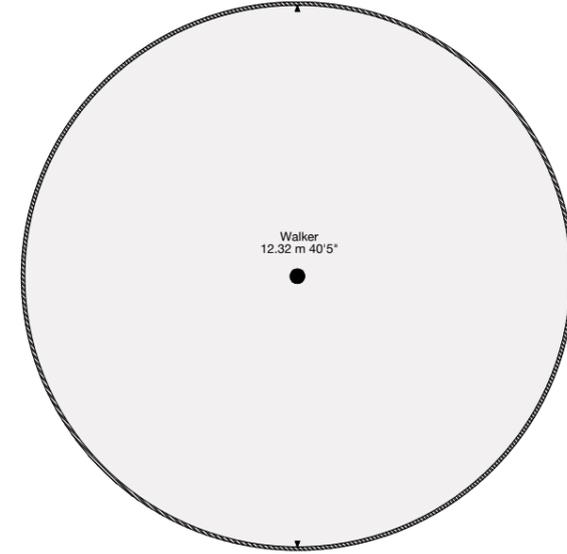
The equestrian facilities are a particular highlight and are thoughtfully arranged. To the right of the house is a five-stable block, accessed from the front. There is also an American-style barn with its own secure entrance through electric gates. A floodlit sand-and-rubber ménage is positioned across the track opposite the house. In addition, there is a five-horse walker and a series of well-maintained paddocks, creating a comprehensive and well-considered equestrian setup. Lighting and water supplies are provided throughout. There is separate bridleway access into the property.



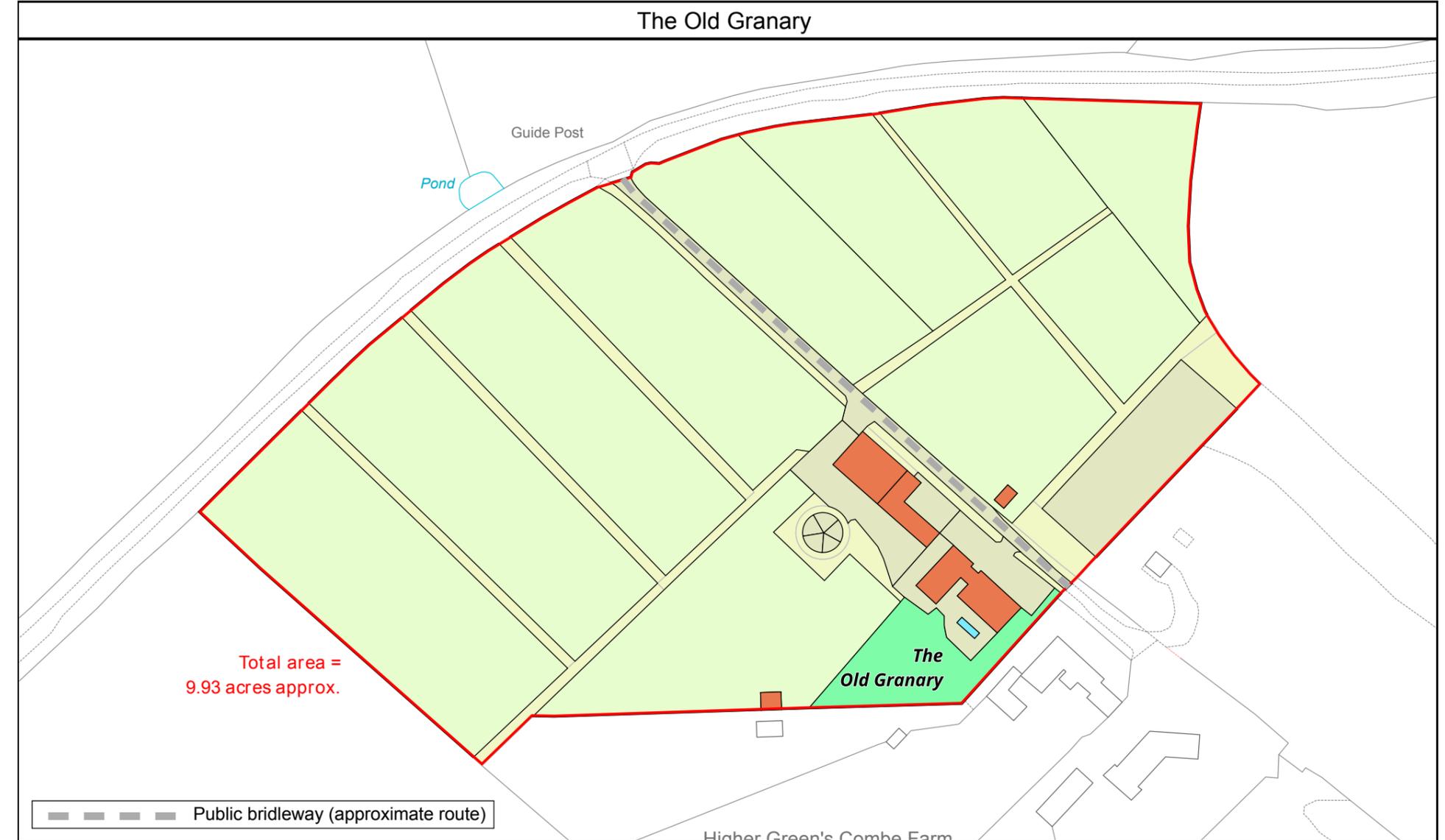
Approximate Gross Internal Area
 Main House = 255 sq m / 2,744 sq ft
 Cottages = 236 sq m / 2,540 sq ft
 Stables = 174 sq m / 1,872 sq ft
 Outbuildings = 34 sq m / 365 sq ft
Total Area = 699 sq m / 7,521 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Date: 07:01:26
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Title
The Old Granary

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