



Hill House, Bruton, Somerset



A family house in a tranquil setting in Bruton.

Location

Hill House is positioned at the southernmost point of Bruton, a charming and artistically inclined community known for its close-knit and welcoming atmosphere, as well as its vibrant creative scene. The lively high street in Bruton boasts an array of establishments, including a florist, a pharmacy, and a diverse range of boutiques. In close proximity, you'll find the acclaimed dining destinations at the Chapel and Osip, along with the world-renowned Hauser and Wirth art gallery. A short journey to the west leads to the picturesque market town of Castle Cary, offering an assortment of independent shops, pubs, retail outlets, and a bookshop.

Nearby attractions encompass the highly esteemed county estate, The Newt, and the captivating Stourhead gardens, cared for by the National Trust. If you seek further shopping and recreational opportunities, Bath, Frome and Yeovil are all accessible within an hour's drive. Travel connections are convenient, thanks to easy access to the A303, linking London to the West Country. Additionally, the rail network offers excellent connectivity, with trains from Bruton to Waterloo and Castle Cary to Paddington, ensuring travel times of less than two hours.

Education options abound in the surrounding area, with renowned institutions such as King's Bruton and the state boarding school, Sexey's, providing outstanding learning opportunities. For younger children, Sunnyhill Nursery is conveniently located just across the road.

Distances

Bruton town centre 1 mile, Castle Cary 3.5 miles (direct train to London Paddington 90 minutes), A303 5.5 miles, Junction 23 (Bridgwater) M5 27 miles, Bristol Airport 30 miles, Exeter Airport 55 miles. (Distances and times approximate).



4/5



2



2/3



EPC

D

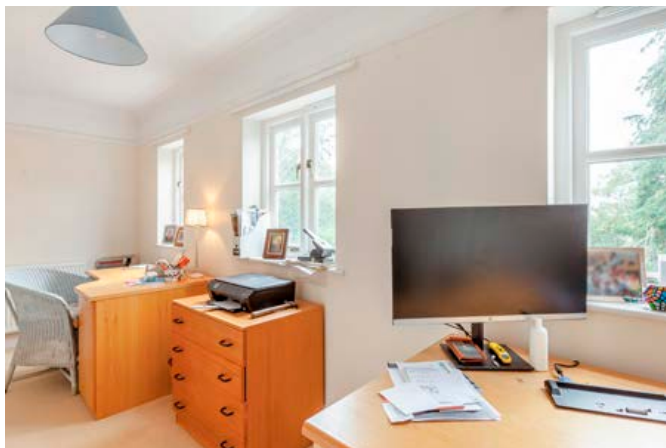


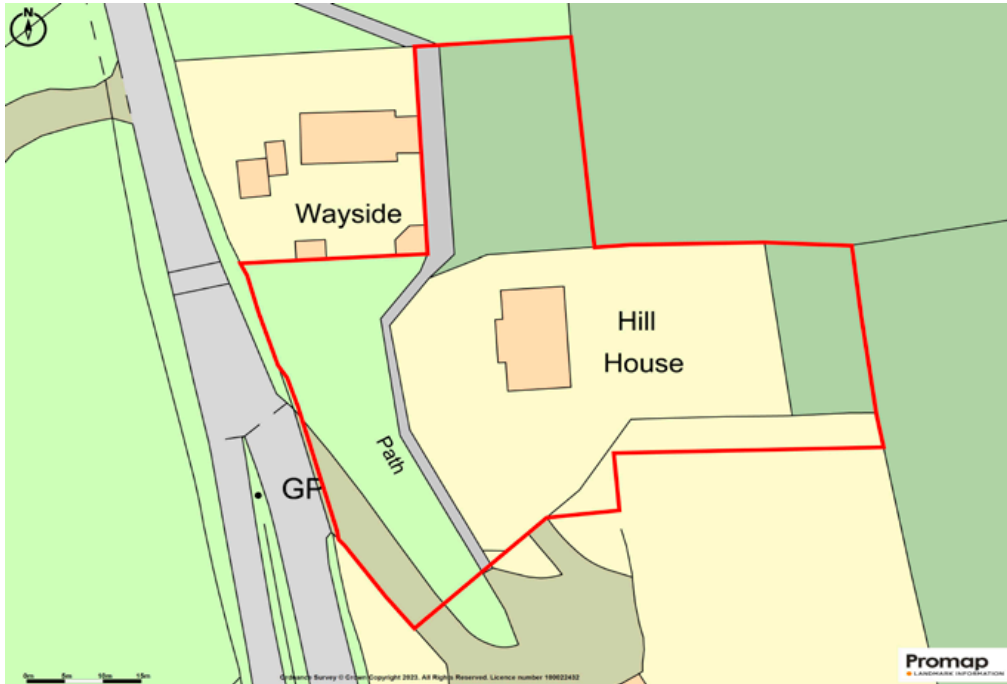


Hill House

Dating from the late 20th century, Hill House is a well-proportioned family house built of pale composite stone under a slate roof. It has an east-west axis and is set in a good-sized garden, has ample parking and backs onto and overlooks miles of unspoilt countryside. It has a wonderful feeling of light open space with a central reception hall, fully fitted kitchen/breakfast room and two generously sized reception rooms.

Upstairs are five bedrooms, of which one currently serves as an office plus two bath/shower rooms. The bedrooms all have far-reaching views and the main bedroom has its own, ensuite shower room.





Garden and Grounds

Hill House is approached via a tarmac driveway that leads to a sizeable tarmac parking area in front of the house with space for several cars. The garden is designed to be easily maintained and consists of a lawn that extends out from the house to effectively surround it. A wide, deep paved terrace extends out from the southern end of the house providing a lovely spot for entertaining and outside dining in fine weather.

Property Information

Guide Price: £850,000.

Tenure Freehold.

Services Mains water and electricity. Private drainage. Oil-fired heating.

Local Authority & Council Tax Band Somerset Council.

(www.somerset.gov.uk). Tax Band: F.

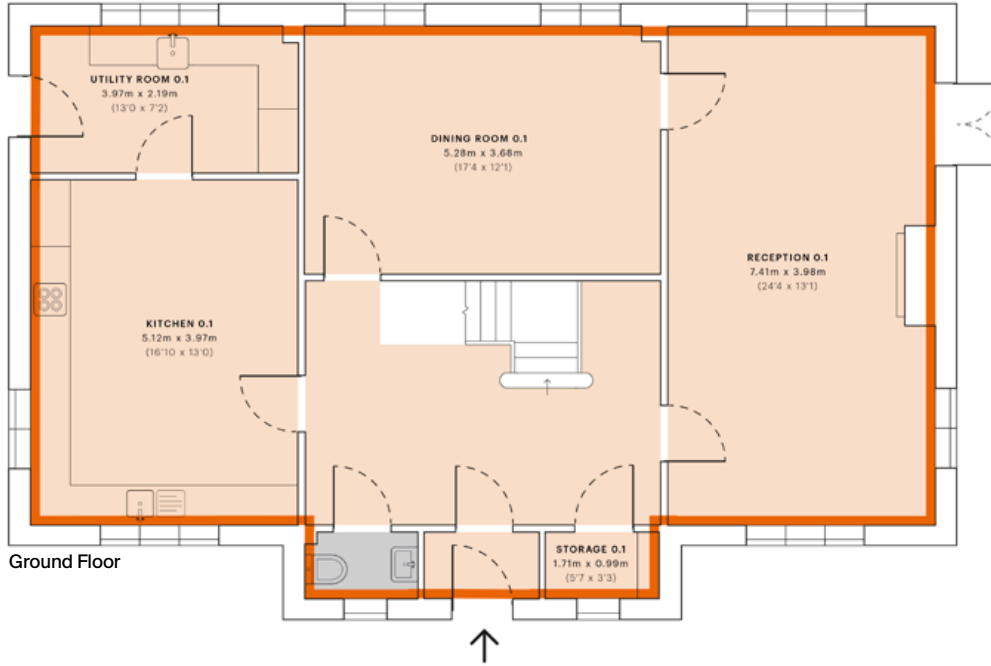
Agent's Note: Hill House shares use of the access drive for part of its length with the adjacent Old Vicarage and similarly with a footpath. Hill House (and Wayside adjacent) form part of a wider property disposal of the former Bruton School for Girls property at Sunny Hill all held in the same ownership.

Directions (Postcode BA10 0NT)

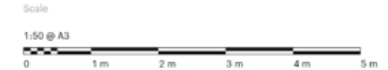
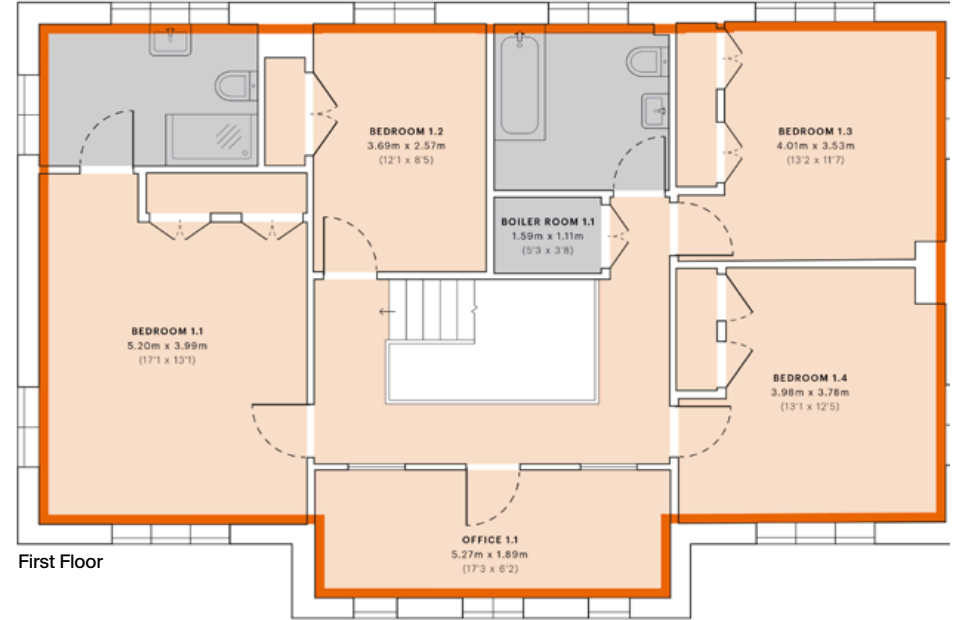
Approaching Bruton from the south-east along the B3081, drop down into the town along Dropping Lane to the T-junction by St. Mary's Church. Turn left onto Patwell Street/A359. Drive for a third of a mile to the next T-junction. Turn left onto Cole Road/A359. Continue for just under a mile and the shared driveway entrance will be found on the left about 100 yards beyond the school's astroturf pitches on the left. Proceed up the shared drive for a few yards and then veer left onto the driveway to the property.



■ GIA
 105.29 Sq M / 1,133.3 Sq Ft
■ NIA
 96.12 Sq M / 1,034.6 Sq Ft
■ Standard Facilities
 1.64 Sq M / 17.7 Sq Ft



■ GIA
 103.13 Sq M / 1,110.1 Sq Ft
■ NIA
 78.96 Sq M / 849.9 Sq Ft
■ Standard Facilities
 14.86 Sq M / 160.0 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.

Knight Frank
 15 Cheap Street
 Sherborne
 DT9 3PU
knightfrank.co.uk

I would be delighted to tell you more
Luke Pender-Cudlip
 01935 810062
luke.pender-cudlip@knightfrank.com



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 August 2023. Photographs and videos dated August 2023.
 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.