



Hardway House, Hardway, Bruton, Somerset





An **unspoilt Queen Anne-era rectory** in a peaceful, private setting with secondary accommodation and 4.28 acres.

Summary of accommodation

Hardway House

Reception hall | Drawing room | Dining room | Study | Snug | Kitchen/breakfast room | Cloakroom | Boiler room | Rear lobby | Cellar | Courtyard

Galleried landing | Main bedroom | Guest bedroom | Three further double bedrooms | Family bath and shower room | Further bathroom

Further kitchen/dining room | Two double bedrooms | Shower room | Bathroom | Attic sitting room

The Teddy House

Hallway | Living room | Kitchen | Pantry/laundry room | Double bedroom with en suite bathroom | Office | Further double bedroom with en suite shower room

Outside

Parking | Tandem double garage with integral workshop | Machinery store | Further One bedroom cottage | Pool House with indoor heated swimming pool |

Part-walled formal garden | Wild garden | Further gardens

Lake with island, pontoon and boat house

In all about 4.28 acres

Distances

Bruton 3 miles (Paddington 2.25 hours), Castle Cary 6.5 miles, A303 4.5 miles, Gillingham station 9 miles (Waterloo 2 hours)

Junction 23 (Bridgwater) M5 30 miles, Bristol Airport 32 miles, Exeter Airport 60 miles (All distances and times are approximate)



Knight Frank Bath
4 Wood Street
Bath
BA1 2JQ
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Francesca Leighton-Scott
01225 325994
francesca.leighton-scott@knightfrank.com

Knight Frank Country Department
55 Baker Street
London
W1U 8AN
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Sarah Brown
020 7590 2451
sarah.ka.brown@knightfrank.com

Location

Hardway House is situated in the peaceful, tiny hamlet of Hardway, which is set amidst beautiful Somerset countryside about three miles from the centre of the town of Bruton. As one of the smallest towns in England, Bruton has excellent amenities that can cater for most day to day requirements. These include several restaurants and cafés, two pubs, a butcher, artisan bakery, four mini-supermarkets, petrol station, pharmacy and Post Office. The town also has a vet, doctor's surgery and dentist. For wider requirements Bath, Frome and Yeovil are all within a reasonable driving distance.

The town has a regular rail service to Paddington taking 2.25 hours and Bristol and Exeter Airports are about 1 hour and 1.25 hours drive away respectively.

The wider local area also offers a choice of schools both from the private and state sectors. These include Sexeys School (state secondary boarding) and Kings Bruton in Bruton, All Hallows, Hazelgrove, Port Regis, Downside, the Sherborne schools, Wells Cathedral School, Millfield and Leweston all within a 15-mile radius.

Hardway House

Dating from 1703 at the beginning of the reign of Queen Anne, Hardway House was built as the residence of a local rector and is Grade II listed. It is a charming example of a country gentleman's residence of the period and has changed little from when it was built save some alterations to the layout of the ground floor in the early 19th century. Built of cut and squared local stone with Douling stone dressings from the Mendip Hills and brimming with character, the house has been the much-loved family home of the current owner for the past 41 years and projects a lovely warm, welcoming feel. It is tucked away into the landscape and looks out onto park-like grounds, whilst the rear faces south onto a charming, sheltered part-walled garden.

The interior has retained its original architectural fittings including several attractive fireplaces, an elegant staircase, and some lovely joinery including sash windows, timber floors, working shutters, doors and doorcases.







The ground floor has four good-sized reception rooms plus a small, period corner conservatory, all of which have lovely outlooks over the rear walled garden and face south. The house also has a welcoming kitchen/breakfast room, which has an opening through to the snug forming a family-focussed hub. The kitchen has a wide sash window that looks out across the front lawn and is fitted with bespoke painted timber units under timber work surfaces and a 2-oven AGA inset in the original range fireplace. A door from the snug leads through the rear lobby out into a small, walled courtyard with a well that serves as a wonderful, sheltered outside dining area.

The first floor has a galleried landing that leads to five double bedrooms. All the bedrooms have fireplaces and lovely views out over the garden and grounds towards the surrounding countryside, four have working shutters and share two family bathrooms.

Further accommodation is attached on one side of the house and serves as either as a self-contained annexe to the main house or as a guest cottage.



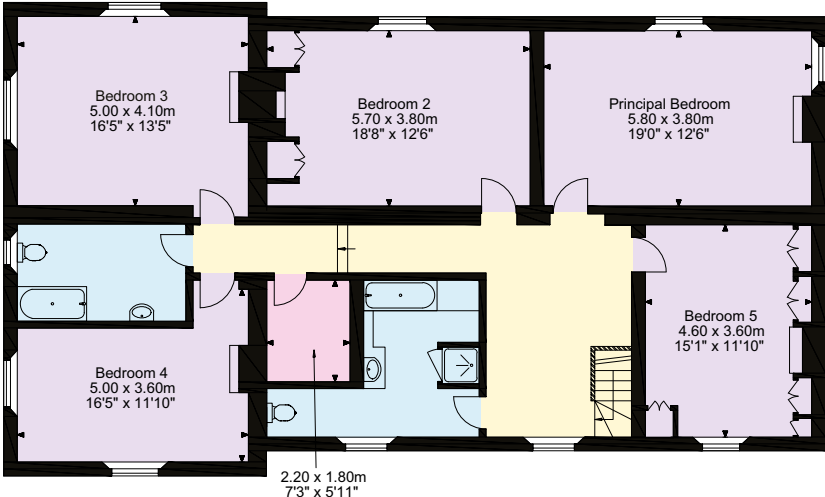
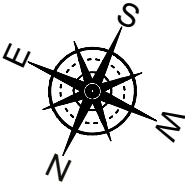


Approximate Gross Internal Floor Area

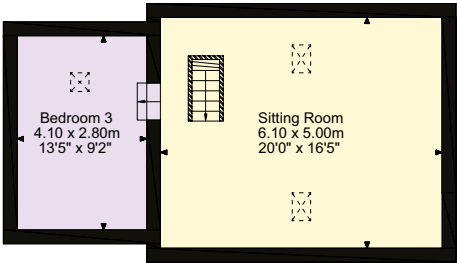
Main House = 445 sq m / 4060 sq ft

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.

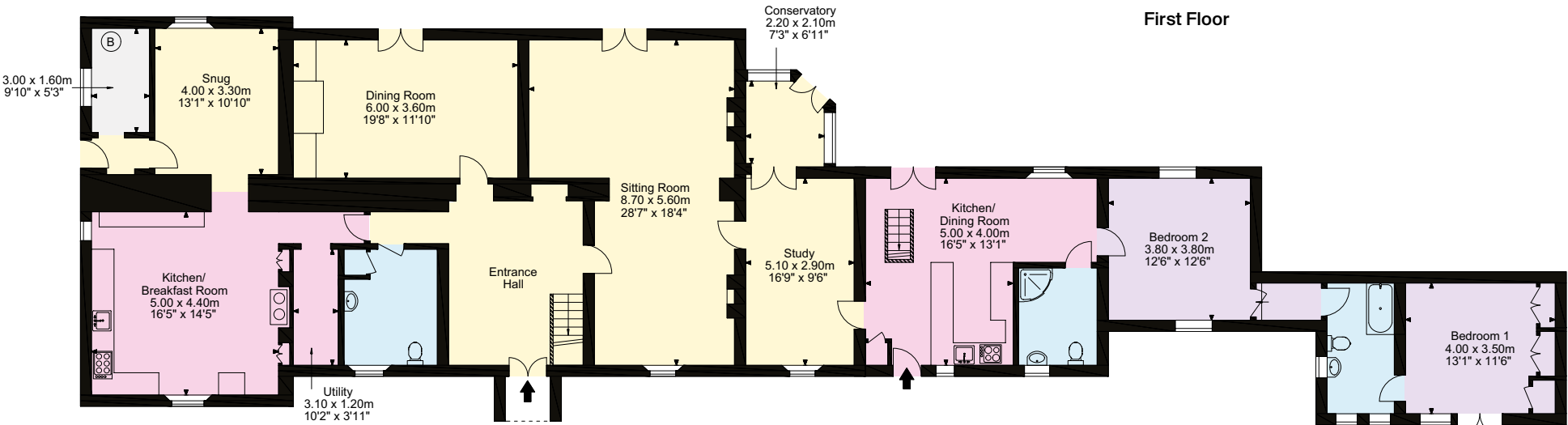
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



First Floor



First Floor



Ground Floor





Secondary accommodation

Within the grounds of Hardway House are several additional dwellings including The Teddy House, which is mutually private from the main house and all on one level and therefore would be ideal for an elderly relative.

On the opposite side of the main house with its own private parking, is a converted 18th century laundry house that has been turned into a self-contained cottage that is also all on one level.

At the far end of the lake is a one-bedroom boat house with a kitchen and bathroom.





Approximate Gross Internal Floor Area

Teddy House = 139 sq m / 1,496 sq ft

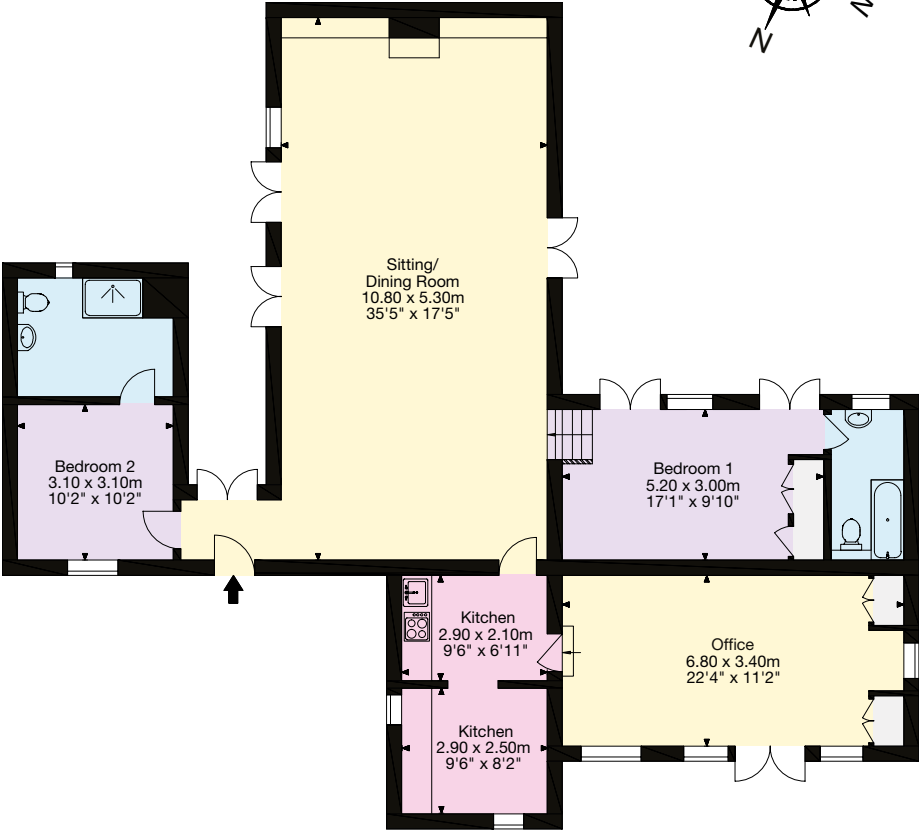
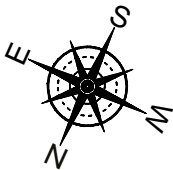
Mouse House = 44 sq m / 473 sq ft

Boat House = 34 sq m / 366 sq ft

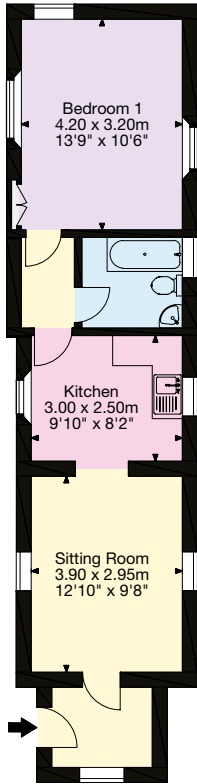
Pool House = 145 sq m / 1,560 sq ft

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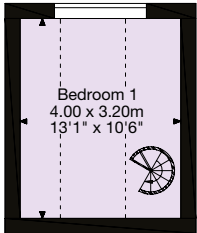
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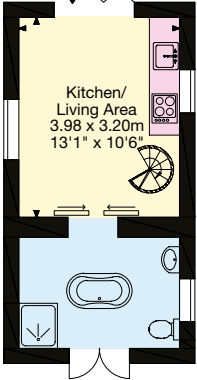
Teddy House



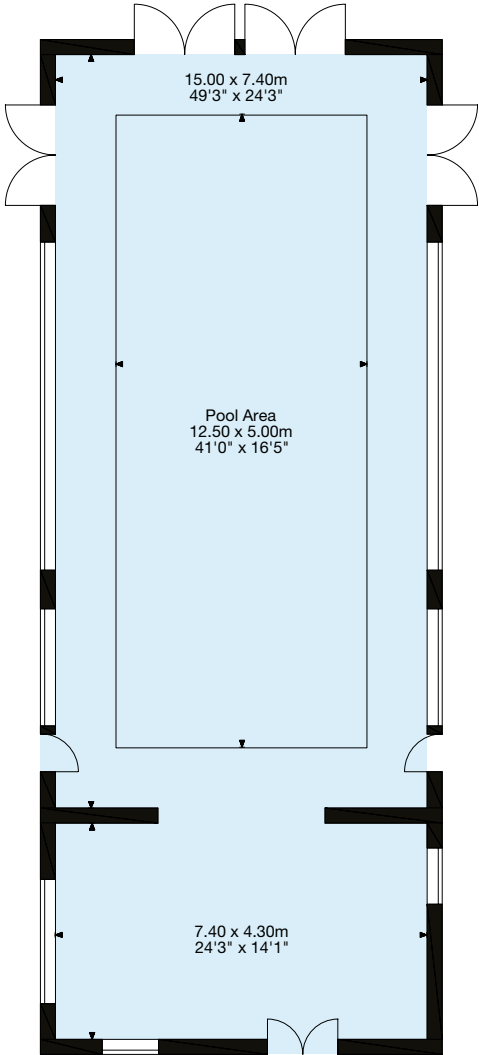
Mouse House



Boat House First Floor



Boat House Ground Floor



Pool House





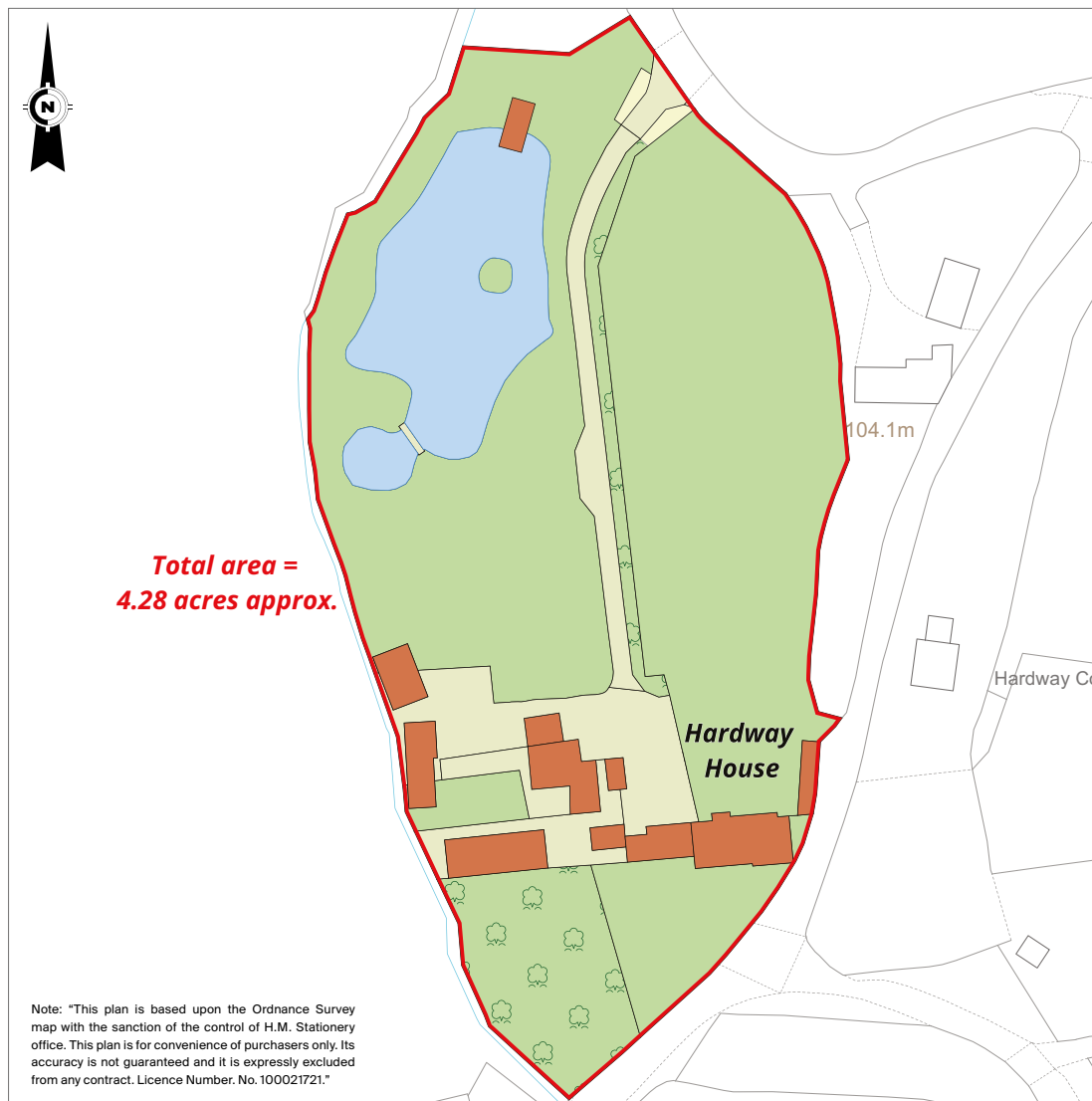
Outbuildings, garden & grounds

The garden and grounds surrounding the house provide a haven of privacy and tranquillity. The house is approached via a long, gravelled drive lined with shaped black hawthorn trees to an ample parking area. On one side of the drive and extending out from the main house is a gently sloping lawn dotted with several mature trees. On the other side of the drive is a pretty lake with an island and a pontoon. Behind the house is a sizeable, part-walled garden with a central level lawn fringed by a paved terrace and borders and containing two ancient yew trees. Beyond it is a wild garden planted with a rich array of trees.

Behind The Teddy House is a pool house containing a heated swimming pool and gym/games room that looks out onto an ornamental lily pond.

Tucked away beyond a further parking area are a machinery store and tandem double garage with integral workshop.





Services

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

Directions (Postcode BA10 0LR)

what3words:///swarm.confining.maternal

From the Zeals exit off the A303, head northwest on the B3092 towards Frome. Drive for just under two miles and then turn left onto Stourton Lane. Continue for about three quarters of a mile and then turn left onto Tower Road towards Alfred's Tower. After just under two miles continue down Kingsettle Hill to the T-junction. Turn right and the entrance to the driveway to the property will be found on the left after about 100 yards.

Property information

Tenure: Freehold

Local Authority: Somerset Council (www.somerset.gov.uk).

Council Tax: Hardway House Band H

Coach House Band A

Mouse House Band A

EPC Rating: Hardway House – F

The Coach House – G

The Mouse House – G

The Teddy House – ?



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 June 2024. Photographs and videos dated July 2023 and June 2024.

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