

# Gatehouse Baltonsborough, Somerset

**BA6**





**A rare opportunity to purchase a Grade I listed 16th Century village house with mill stream, guest cottage and wildflower meadow.**







## Situation

Gatehouse is situated on the edge of the small village of Baltonsborough, which is surrounded by the delightful, open countryside of the Somerset Levels and has a church, hall, pub, pre-school and primary school. There are extensive shopping, business and recreational facilities in Glastonbury and Street, which are both within easy driving distance, with the larger centres of Yeovil and Taunton also close by. There is an excellent range of private schools in the area including Millfield and Millfield Preparatory School (both close by). The Cathedral School in Wells and the Bruton, Sherborne and Taunton Schools. For those seeking a state education there is a good selection of local primary and secondary schools within five miles. There are regular services from the station at Castle Cary (8.2 miles) to Paddington, taking about 90 minutes. Bristol and Exeter Airports are both about an hour's drive away offering connections within the UK and to many international destinations.





## Gatehouse

Originally three cottages dating from the 15th century and combined into a single home for the Walton family in the 1540s, Gatehouse is a significant Grade I listed stone-built house of vernacular design, with a thatched roof of Norfolk reed. The house's title comes from the Gatehouse family, who owned it from 1699 to 1947. Indeed, the property has only had five owners in its 500-year history.

It has been the family home of the present owners since 2004 and over their tenure has been fully restored and renovated under the guidance of English Heritage, SPAB and the supervising architect, Bruce Yoell. Beautifully presented, the house is set amongst its delightful private gardens. The house and guest cottage both border a mill stream, a leat from the River Brue, and look out over the property's own wildflower meadow to the surrounding countryside beyond. With its Grade I listing, the house boasts many delightful architectural features, which include flagstone and tiled floors, stone mullion windows, window seats, exposed beams and a number of lovely original fireplaces, as well as a Charles Adam overmantel restored by the V&A. There are three well-proportioned reception rooms on the ground floor and a central, split level reception hall, with both the drawing room and study enjoying pretty views out across the gardens. The kitchen is charming and has a vaulted ceiling and windows on two sides, and opens onto the south terrace overlooking the mill stream. The kitchen is fitted with bespoke, Plain English units of painted timber and a 4-oven oil-fired AGA inset into the original inglenook fireplace.

A fine oak staircase rises from the hall to the main part-galleried landing, off which are the master bedroom, two further double bedrooms and the family bathroom. Beyond the master bedroom and also accessed from the ground floor by a remarkable dogleg stone staircase, is a further double guest bedroom and en-suite bathroom.

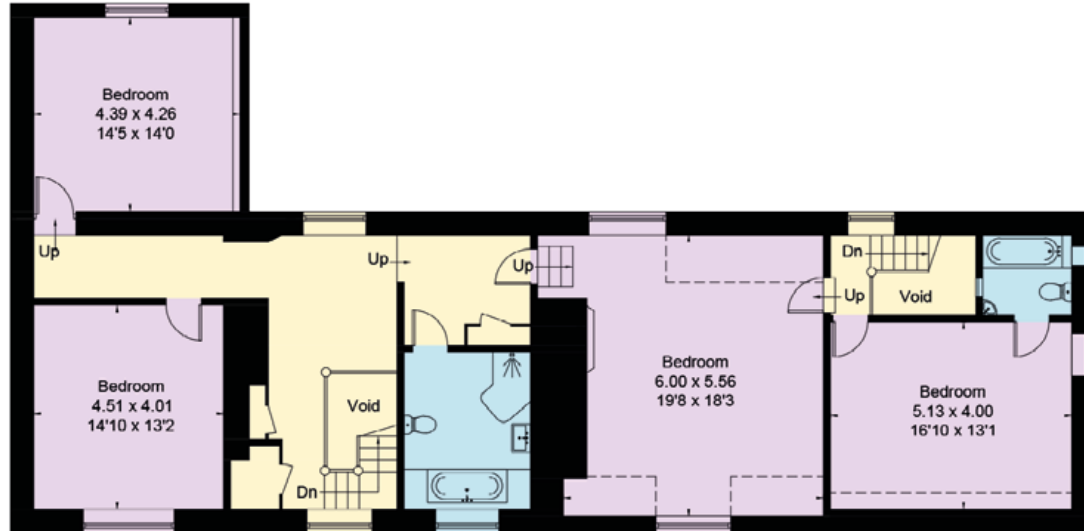




Street (Millfield School) 3.8 miles,  
Glastonbury 3.9 miles, A303 7.1 miles,  
Castle Cary Train Station (Paddington 90 minutes) 8.2 miles,  
Bristol Airport 27.6 miles,  
M5/Bridgwater 16.2 miles  
(Distances and time approximate).





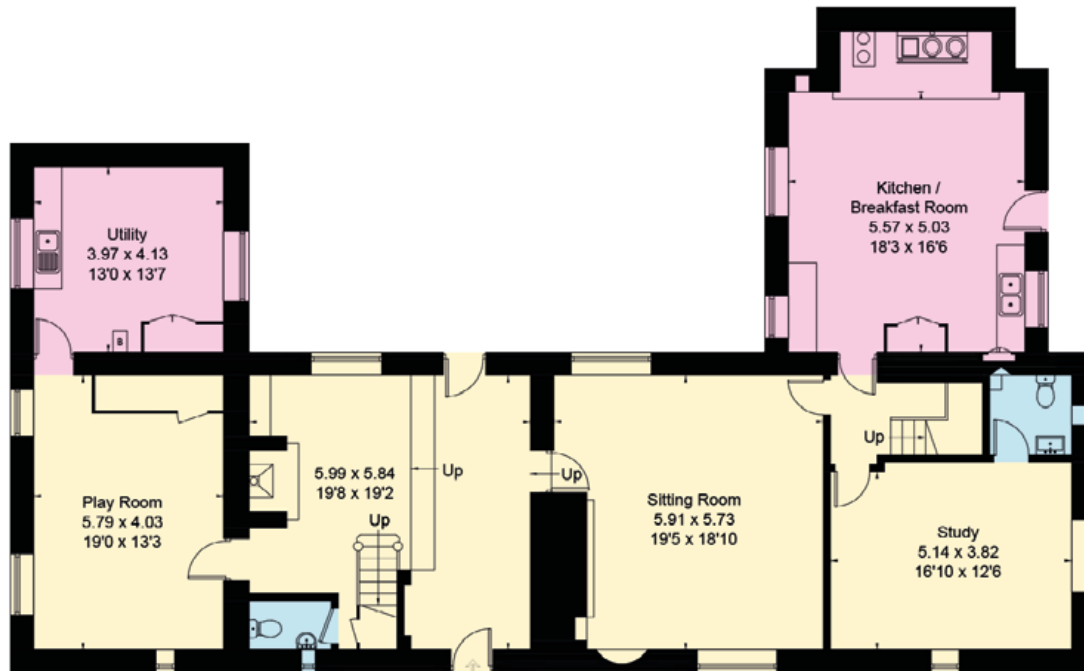


First Floor

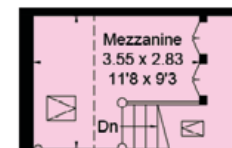
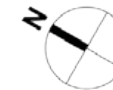
**Approximate Gross Internal Floor Area**  
**328.7 sq m / 3538 sq ft**  
**Cottage = 31.1 sq m / 334 sq ft (Including Mezzanine)**  
**Total = 359.8 sq m / 3872 sq ft**  
**Including Limited Use Area (12.2 sq m / 130 sq ft)**

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

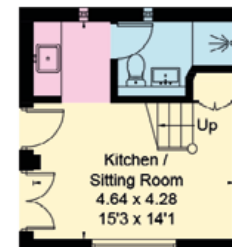
☐ - Reduced head height below 1.5m



Ground Floor



Cottage: Mezzanine



Cottage: Ground Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation



## Guest Cottage, Garden & Grounds

The property, which is entirely screened from the lane by tall evergreen hedging, is approached via a gravelled parking area beside the double garage with attached log store. A paved path leads to the house through a delightful cottage-style garden, comprising of areas of lawn and borders richly planted with herbaceous perennials, flowering shrubs and roses. A second, more formal area of garden extends out on the other side of the house, with a broad lawn and pretty rose and shrub borders. To one side is a paved terrace leading to the guest cottage, which has a double bedroom and shower room.

The terrace extends around behind the house to a delightful, sheltered outside dining area, which has direct access to the kitchen. The mill stream bisects the property, running beside both areas of garden and separating the garden from the meadow, which is accessible by two attractive bridges; one of stone and the other of galvanised iron. The meadow is bounded by post and rail fencing and is planted with wildflowers in defined areas, with a further lawn at its centre and with separate vehicular access. In all the garden and grounds extend to about 1.8 acres (0.73 hectare).



Knight Frank  
15 Cheap Street  
Sherborne, DT9 3PU  
[knightfrank.co.uk](http://knightfrank.co.uk)

**I would be delighted to tell you more.**

**Luke Pender-Cudlip**  
+44 1935 810062  
luke.pender-cudlip@knightfrank.com

## Services

Mains water & electricity. Private drainage. Oil-fired central heating & AGA. Underfloor heating in the kitchen & bathrooms.

## Tenure

Freehold

## Local Authority & Council

## Tax Band

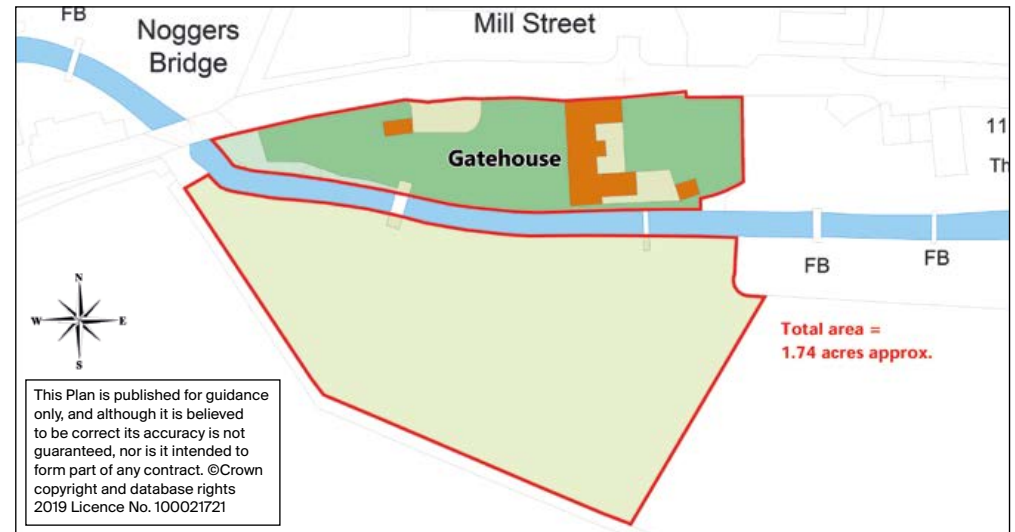
Mendip District Council

([www.mendip.gov.uk](http://www.mendip.gov.uk)). Band: G.

## Directions

### (Postcode BA6 8RJ)

From the Podimore Roundabout on the A303, turn north onto the A37 and after 2.5 miles turn left onto Common Lane, signed to Keinton Mandeville. Carry on to Keinton Mandeville and once in the village, continue to the T-junction, where Chistles Lane meets the B3153. Turn right onto the B3153 and then almost immediately left onto Combe Hill, signed to Baltonsborough. On arriving at the village, continue on Martin's Lane to the crossroads and then turn left onto Church Lane. Continue on Church Lane/Mill Street and the property, the last in the village, will be found on the left.



**Your partners in property for 125 years.**

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 April 2021. Photographs and videos dated June 2018 and April 2021. 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 where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. 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](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

