



Hornblotton House, Hornblotton, Somerset

£2,950,000 Freehold

COOPER  
AND  
TANNER



# Hornblotton House, Hornblotton, Somerset, BA4 6SB

 8  8  6  50 acres EPC G

£2,950,000 Freehold

## Description.

An impressive substantial Grade II Listed Victorian country house, superbly set surrounded by gardens, grounds and parkland extending to over 50 acres and at the end of a long tree lined driveway. A former coach house and stables have been converted to three self-contained dwellings. Within the grounds are a small lake, tennis court, substantial workshop and other outbuildings. Planning consent now allows for the remodelling of the house and five new dwellings.

## The house.

Formerly a rectory, was remodelled and extended in the 19th and 20th centuries and comprises 8 reception rooms including fine drawing and dining rooms, 8 bedrooms, 3 attic bedrooms and 6 bathrooms. The accommodation also offers the potential for an apartment on the first floor as there is a fully fitted kitchen and a sitting room.

An elegant house with generous proportions, the principal rooms retain their original features with stone mullion windows, decorative coving and plasterwork ceilings, window shutters and fireplaces. The accommodation is versatile and offers the potential for an apartment on the first floor as there is a fitted kitchen and a sitting room with access to a secondary staircase. There are lovely views over the surrounding grounds to the countryside beyond and to the

pretty Victorian church which adjoins; the driveway gives a fine view of Glastonbury Tor.

## Outside.

The gardens are extensive and surround the property with formal lawns, mature trees and borders and the small lake. There are several garden buildings. A useful range of buildings provide storage and workshop space. A large modern steel frame building provides garaging, workshop and storage space. The land lies in a ring fence surrounding the house and gardens. It is all in permanent pasture with mature hedge boundaries and a number of parkland trees.

## Additional dwellings.

The former coach house and adjoining stables have been converted into a three-bedroom cottage and two flats. The properties are now in need of a scheme of redecoration and improvement.

## Development.

Planning consent and Listed building Consent has been granted for 'General refurbishment, interior alterations and extension of the main house. Replacement of existing outbuildings to create 3 replacement dwellings, construction of 2 new dwellings, erection of ancillary buildings, storage, garaging and associated landscaping including a swimming pool'. Application No: 2024/1989/FUL. Plans are available on request.





















# Hornblotton House, Hornblotton, Shepton Mallet, BA4

Approximate Area = 11002 sq ft / 1022.1 sq m (excludes car port)

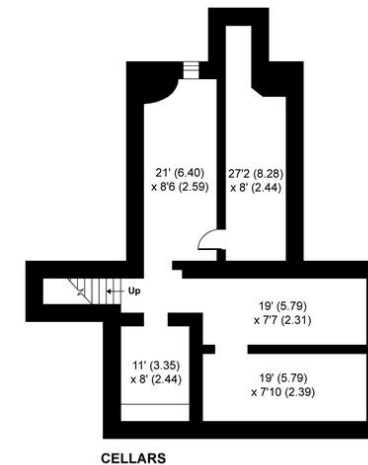
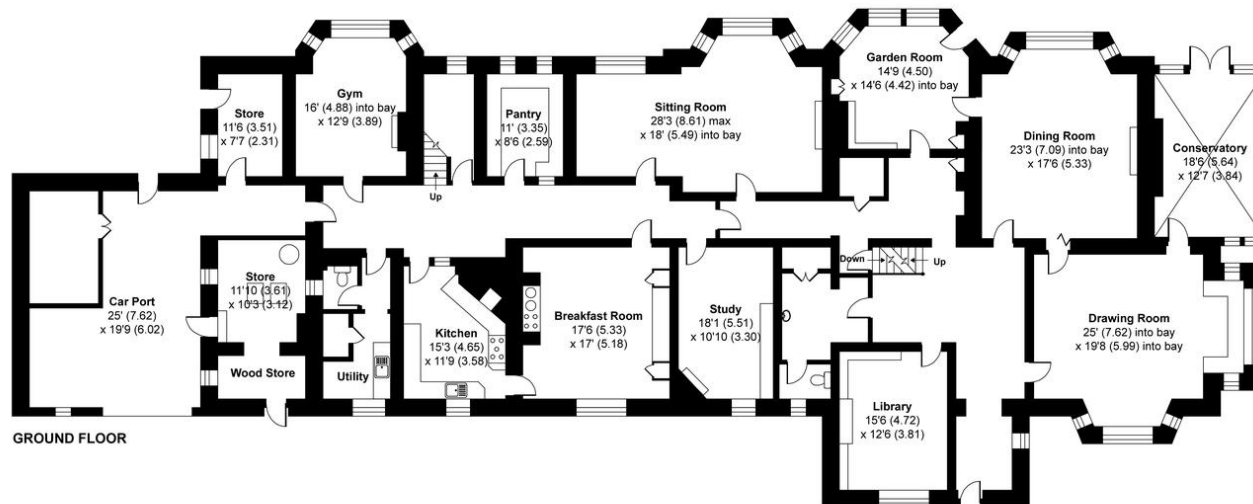
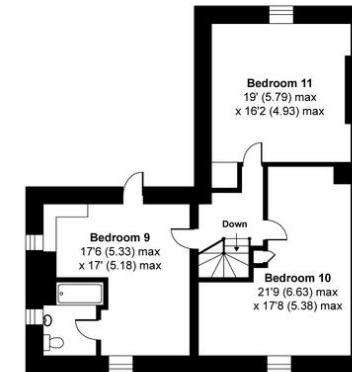
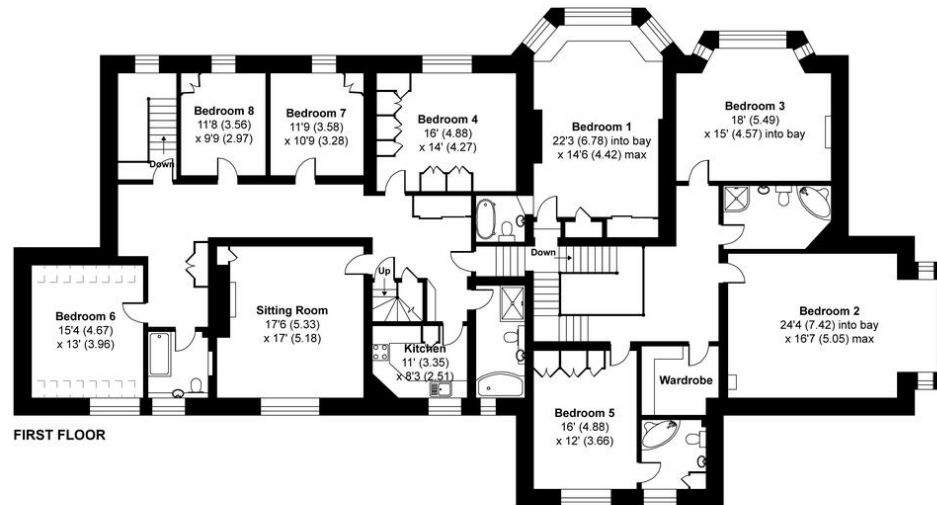
Limited Use Area(s) = 52 sq ft / 4.8 sq m

Total = 11054 sq ft / 1026.9 sq m

For identification only - Not to scale



Denotes restricted  
head height



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2021. Produced for Cooper and Tanner. REF: 714868

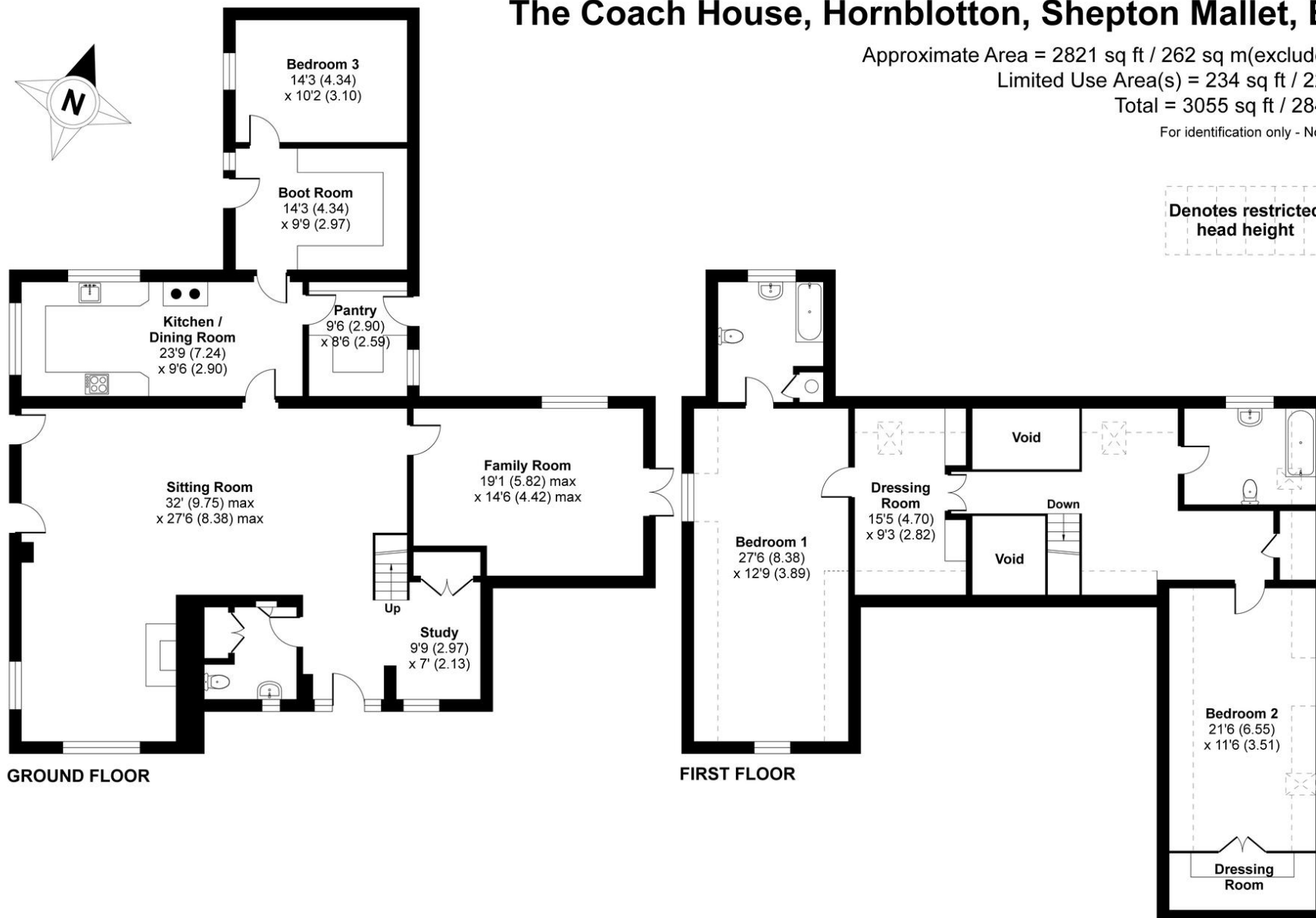
# The Coach House, Hornblotton, Shepton Mallet, BA4

Approximate Area = 2821 sq ft / 262 sq m(exclude void)

Limited Use Area(s) = 234 sq ft / 22 sq m

Total = 3055 sq ft / 284 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Cooper and Tanner. REF: 714873



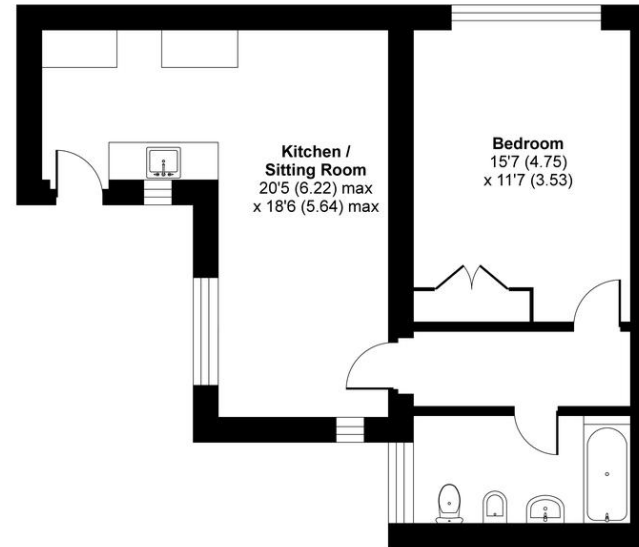
# Hornblotton, Shepton Mallet, BA4

Coach House Flat = 962 sq ft / 89.3 sq m

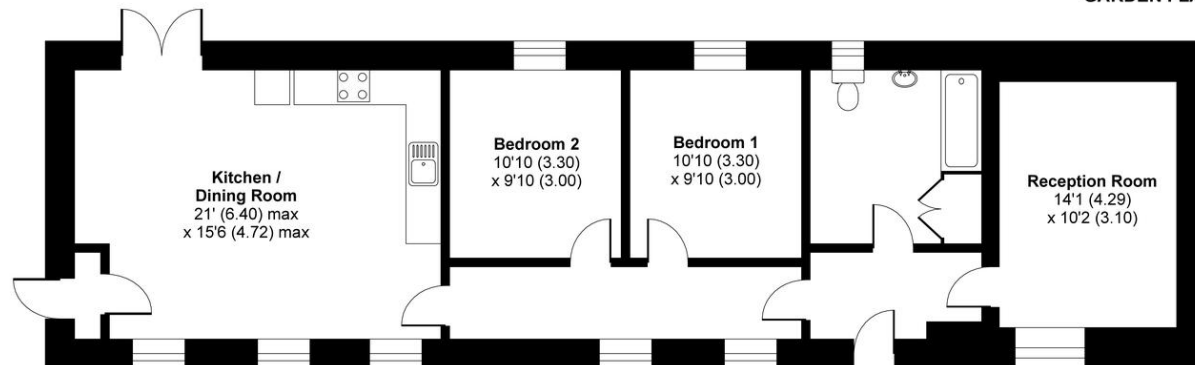
Garden Flat = 608 sq ft / 56 sq m

Total = 1570 sq ft / 145.8 sq m

For identification only - Not to scale



GARDEN FLAT



COACH HOUSE FLAT



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021.  
Produced for Cooper and Tanner. REF: 714876







## **Location.**

Hornblotton is a small hamlet located just off the A37 not far from Castle Cary and Shepton Mallet.

Bruton is 8 miles away and is home to Hauser and Wirth gallery and multi-purpose arts centre with the Roth Bar and Grill. Bruton has a good range of local shops, pubs and restaurants including highly regarded 'The Chapel' which also supplies artisan bread and take-away pizza.

The nearby towns of Frome, Shepton Mallet and Wells all have a comprehensive range of shopping and leisure facilities. Charlton House Hotel with restaurant and spa is a few miles away and Babington House the renowned private members' country club is within easy reach.

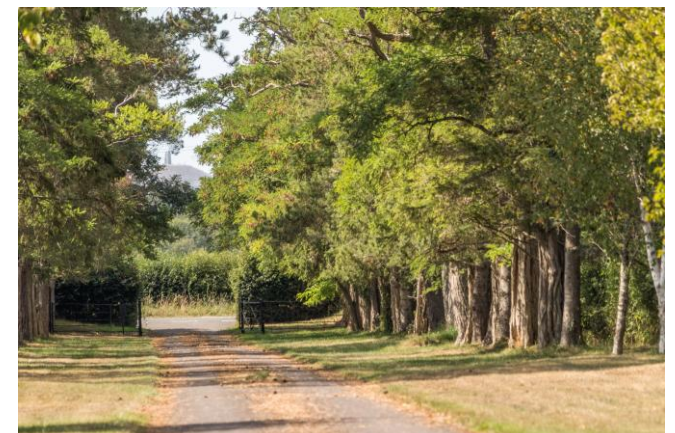
The Newt (7.5 miles) at Castle Cary is a popular new destination with exceptional gardens and grounds combined with the highly regarded country house hotel.

Road links are excellent with Bath and Bristol within commuting distance with the A303(M3) and M5 within easy reach.

Access by rail is found locally with stations at Castle Cary (Paddington approximately 100 minutes) and Templecombe (Waterloo) 14.5 miles.

An excellent variety of schools can be found in the area to suit all abilities and interests; Bruton (Kings, Sexeys and Bruton School for Girls), Hazelgrove at nearby Sparkford, Street (Millfield), Wells (Cathedral and The Blue School), Downside School is nearby at Stratton on the Fosse, Allhallows at nearby Cranmore; Sherborne and Bath both have good schools. There are state primary schools at the nearby villages of Ditchet and Keinton Manderville, and Ansford School a state secondary school in Castle Cary.

Tourist attractions such as Glastonbury and the Tor, Longleat, Bath and Stourhead, are a short distance away, with the Devon and Dorset coasts also within easy reach. The local area and particularly the nearby Mendip Hills provide a variety of leisure pursuits such as horse riding, hunting, walking and cycling.



## **Information.**

**Local Council:** Somerset Council.

**Ancillary buildings EPC:** Coach House, Coach House Flat and Garden Flat all EPC- E

**Heating:** Oil fired central heating.

**Services:** Mains electricity and water.

**Tenure:** Freehold. Vacant possession.

**Rights of way.** There are footpaths crossing the property. Please enquire for further information.

**Listing.** Grade II

**Directions.** The entrance to the drive to Hornblotton House is direct from the A37 and located between the hamlets of Wraxall to the north and Lydford on Fosse to the south.

Google Maps: BA4 6SB.

What3Words: decisions.contact.bike





## FROME OFFICE

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