



Pyle View, Trudoxhill, Frome, Somerset, BA11 5DP

£1,295,000 Freehold

COOPER
AND
TANNER



Pyle View, Trudoxhill Nr Frome, BA11 5DP

 6  2  4  1.9 acres EPC D

£1,295,000 Freehold

Description

An outstanding and well-appointed 6-bedroom house located on the outskirts of the village overlooking open countryside between Frome and Bruton and set within gardens and paddocks of about 1.9 acres. The house was extensively remodelled about 20 years ago by the current owners. A large open plan downstairs living space is the focal point of the home making it a super family and entertaining space.

The paddocks and grounds adjoin the gardens and there is a block of three stables and tack room and a wildlife pond and orchard that give you a variety of possible uses for the outdoor space.

Accommodation

The front door opens into the entrance hall and there are stairs to the first floor. A snug/office/tv room overlooks the front gardens and has a suspended wood burning stove and a window to the front. The main living space comprises a large drawing room opening to a large dining area with extensive glazing along the back of the house and overlooks the gardens to the rear. Both the drawing and dining rooms open into the kitchen which has a range of floor and wall cabinets with an island unit and granite worksurfaces. The kitchen is well equipped with two electric double ovens, built in microwave, coffee maker and induction hob. There is a large utility room, with a Worcester oil boiler, two Megafllo hot water cylinders providing the hot

water in the house, a sink and a range of floor and wall cabinets. A downstairs cloakroom completes the downstairs space.

The master bedroom suite comprises of a large double bedroom, a walk-in wardrobe with extensive storage and hanging space and a bathroom with twin wash hand basins, a free-standing bath and a separate shower.

There are three further bedrooms on this floor with an ensuite shower room to bedroom two and a family bathroom. On the second floor there are two further double rooms with eaves storage and a ensuite shower room.

Outside

There is ample gravelled parking to the front and side of the property. The gardens are mainly to the rear with a patio area running along the back of the house that provides a sheltered seating area with lawned area beyond. A timber sunroom incorporates a workspace, gym or simply can be somewhere peaceful to enjoy the gardens. The stable yard has three timber 12x12 stables and a tack room and has water and electric connected. In recent years a wildlife pond has been created in the paddock but before this it was used for ponies. The paddock slopes gently away from the house and is enclosed by native hedges. The gardens are planted with mature trees, shrubs and fruit trees.





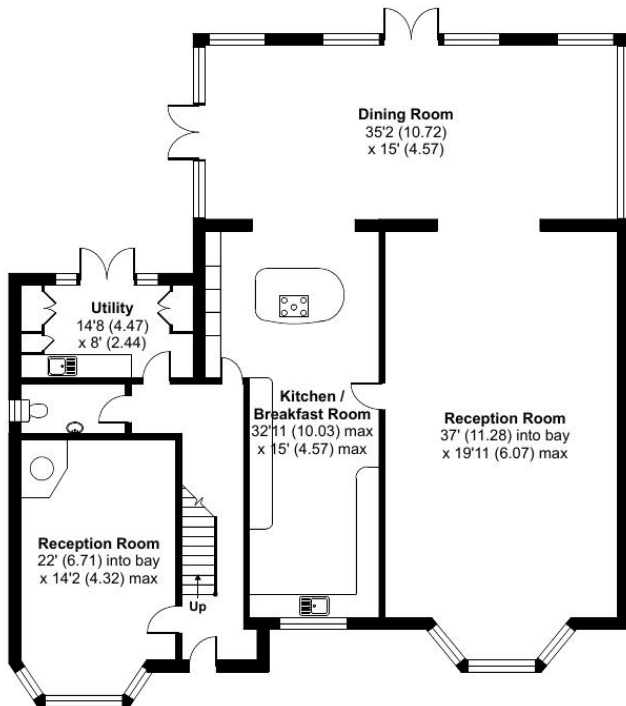
Pyle View, Trudoxhill, Frome, BA11

Approximate Area = 4473 sq ft / 424.8 sq m (excludes void)

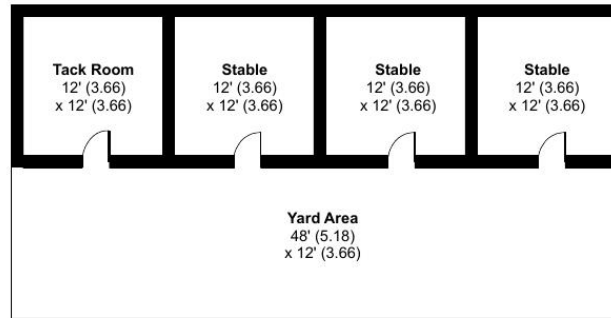
Outbuilding = 859 sq ft / 79.8 sq m

Total = 5432 sq ft / 504.6 sq m

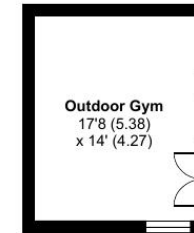
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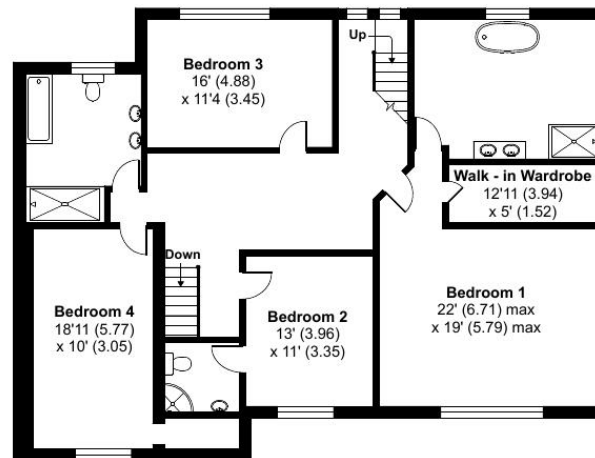
GROUND FLOOR



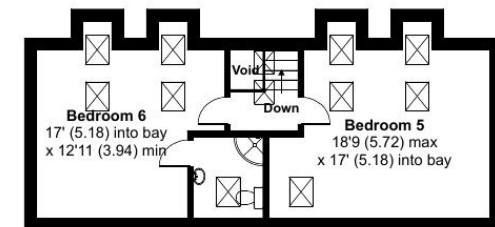
OUTBUILDING 1



OUTBUILDING 2



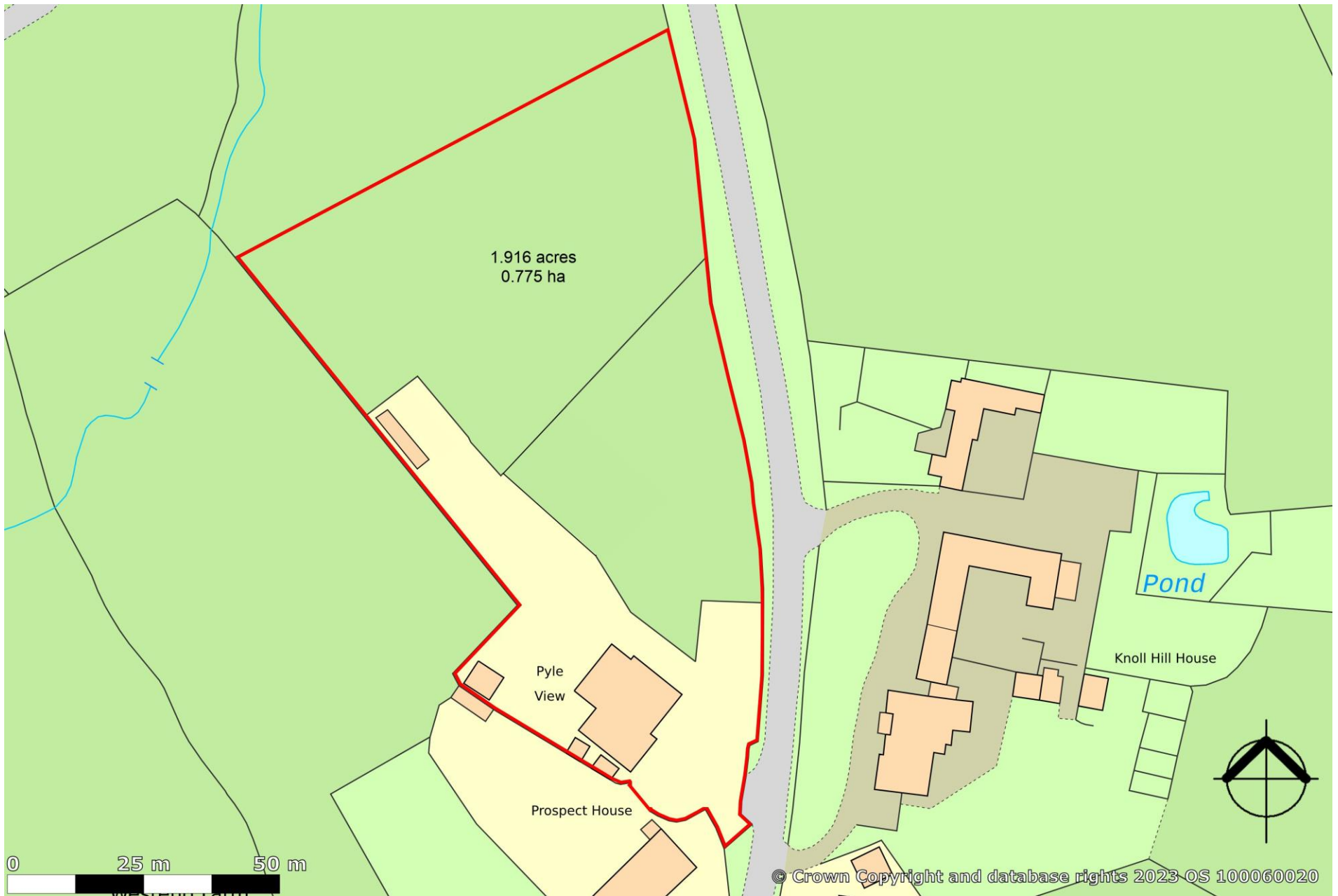
FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Cooper and Tanner. REF: 1041008



1.916 acres
0.775 ha

Pyle
View

Prospect House

Pond

Knoll Hill House

0 25 m 50 m

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Location

Located on the outskirts of the village of Trudoxhill. The village has a pub, village hall, vets and superb farm selling gelato ice cream with café and regular activities for small children. There are a super range of footpaths and countryside walks on the doorstep. The village is 4 miles from the market town of Frome, which offers a good range of shops, restaurants, theatres, and sports facilities. Babington House private members' club and hotel is nearby. Bruton is just 8 miles away and is home to Hauser & Wirth and their world class gallery, multi-purpose arts centre and Roth Bar and grill and the outstanding Newt, boutique hotel and outstanding gardens. Bath is just 20 miles north and Wells 15 miles west.

Schools in the area are fantastic with excellent primary schools in nearby Nunney and Upton Noble. Senior Schools can be found in Bruton, Frome and Wincanton. Private school all within easy access are Kings Bruton, All Hallows, Warminster, Millfield and Downside.

The A361 nearby gives access onto the A37 Bristol to Yeovil and A36 Bath to Salisbury. The A303 Mere Junction is less than 9 miles (M3 London to A36 Exeter). Mainline railway stations are located at Westbury (12 miles) London Paddington (80 minutes) and Gillingham (18 miles) London Waterloo (2 hours).

Equestrian

The local area offers a variety of riding with lanes and a bridleway giving access to the Stourhead Estate, through which riding is permissible subject to the purchase of a permit. There are several excellent training and competition venues nearby including Barrow Farm xc course which is within hacking distance and is available to hire. Trail Hunting is available locally with the South and West Wilts or Blackmore and Sparkford Vale Hunts. There is also a choice of pony clubs including Wylve Valley, Blackmore and Sparkford Vale and South and West Wilts.

Directions

From the A361 heading between Frome Shepton Mallet, take the turn signposted to Trudoxhill. The house is the first property on your right-hand side.



Local Information

Local Council: Somerset Council

Council Tax Band: C

Heating: Services: Mains water, drainage and electricity.

Tenure: Freehold.



Motorway Links

- M4. M5
- A303



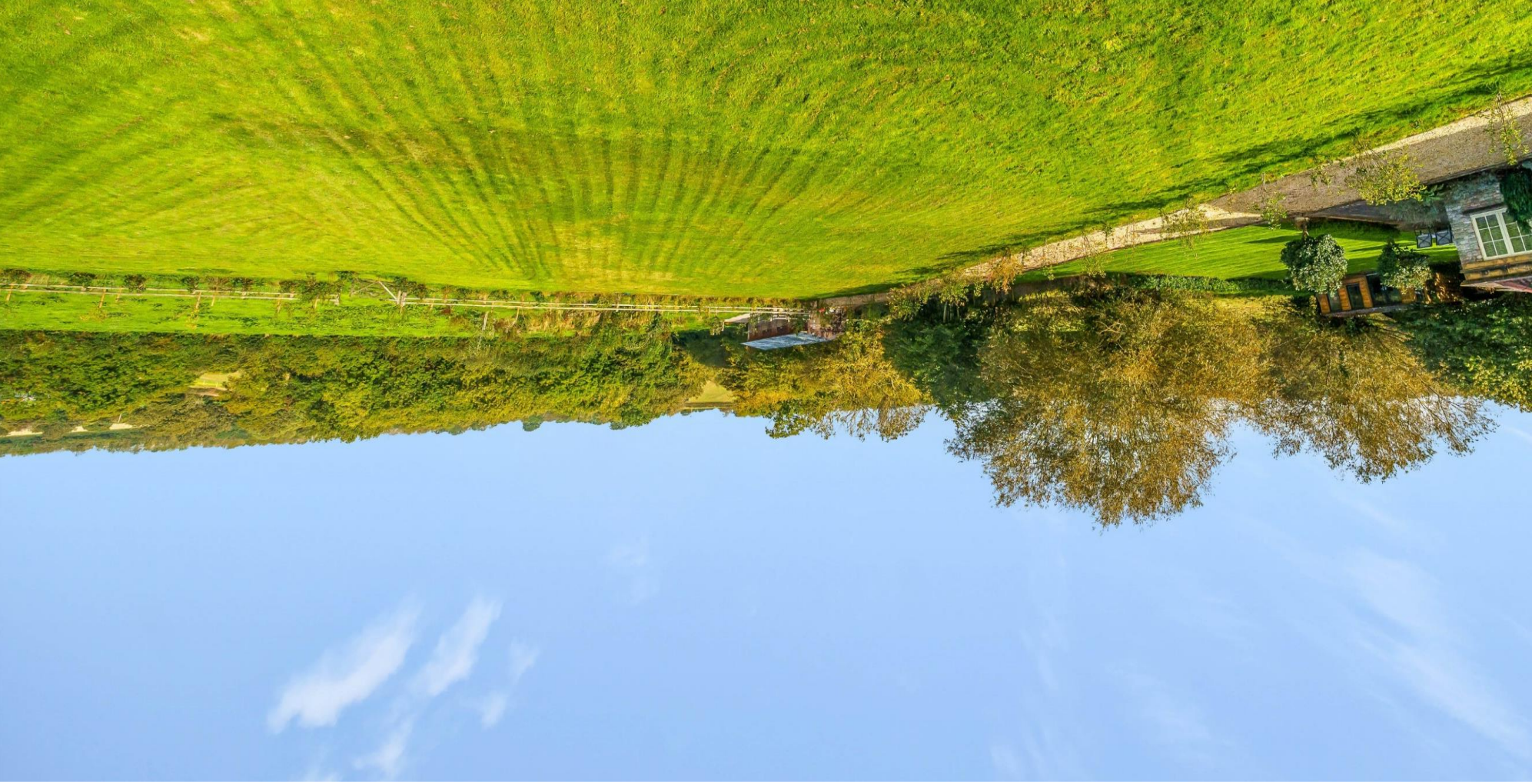
Train Links

- Bath. Bristol
- Westbury. Castle Cary



Nearest Schools

- Nunney, Upton Noble
- Bruton, Frome



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