

HILL VIEW HOUSE

gth

BRATTON SEYMOUR





Hill View House

Bratton Seymour, Wincanton. Somerset
BA9 8BY

 3
  6
  4
  463 sq m

An impressive detached country residence occupying a commanding elevated position with exceptional far-reaching views. Range of Outbuildings, extensive parking, gardens and land amounting to approximately 8.6 acres.

Freehold
Guide Price £1,500,000

DESCRIPTION

Hillview House is situated in a beautiful rural location within the hamlet of Bratton Seymour in Somerset not far from the Dorset/ Wiltshire borders. The property was built in the 1970's and significantly extended in more recent years. The accommodation now extends to almost 5,000 sq ft, offering highly versatile accommodation ideally suited to modern family life, together with extensive outbuildings, gardens and grounds of approximately 9 acres.

The accommodation has been thoughtfully arranged to provide both generous family living space and the flexibility required for multi-generational occupation. At the heart of the home is a beautifully appointed kitchen/dining room, fitted with a comprehensive range of contemporary units and offering an ideal space for everyday family life and entertaining alike. Complementing this is a spacious sitting room featuring a wood-burning stove and enjoying an attractive outlook over the gardens.

A further suite of interconnecting rooms provides exceptional versatility and can be adapted to suit a variety of requirements, whether for extended family members, dependent relatives, guests, home working or additional

reception space, whilst remaining fully integrated within the principal residence.

On the first floor are six well-proportioned bedrooms, including a principal bedroom with en suite facilities, together with additional bath and shower rooms serving the remaining bedrooms. The accommodation is both light and spacious throughout, with many rooms taking full advantage of the property's elevated setting and attractive rural views.

OUTSIDE

Outside, the property is approached via a private driveway providing extensive parking and access to a substantial garage. A useful range of outbuildings includes a large storage barn and separate studio/home office, offering excellent opportunities for home working, hobbies, storage or ancillary uses.

The gardens and grounds are a particular feature, surrounding the house and enjoying a wonderful outlook across the rolling countryside. Beyond the formal gardens are paddocks and pastureland, with the whole extending to approximately 9 acres, creating an appealing smallholding, equestrian or lifestyle opportunity.

SERVICES & OUTGOINGS

Mains water and electric. Oil central heating. Treatment plant private drainage system.

Council Tax: Somerset Council—Band G.

SITUATION

Bratton Seymour is a charming and sought-after Somerset village situated amidst attractive rolling countryside between Wincanton and Castle Cary. The area is renowned for its excellent walking, riding and country pursuits, with an extensive network of footpaths and bridleways nearby.

The property enjoys a convenient position close to **The Newt in Somerset**, renowned for its magnificent gardens, restaurants, country estate and wellness facilities, which has become one of the South West's premier lifestyle destinations.

Nearby Wincanton provides an excellent range of everyday amenities, whilst the popular market town of Castle Cary offers a wider selection of shopping, educational and



recreational facilities together with a mainline railway station providing regular services to London Paddington. The A303 is readily accessible, offering convenient communications to London, the South West and beyond.

DIRECTIONS

What3words:///locating.character.subsystem

ADDITIONAL INFORMATION

Broadband: FTTP—Ultrafast broadband is available—highest available download speed 1000 Mbps, highest available upload speed 1000 Mbps. (Openreach).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).



VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

3 Cheap Street, Sherborne, Dorset, DT9 3PT

Email: residential.sherborne@gth.net

Tel: 01935 813577 | Ref: SHE260092

GREENSLADE TAYLOR HUNT

www.gth.net

Bratton Seymour, Somerset, BA9

Approximate Area = 3,604 sq ft / 334.87 sq m

Garage/Outbuilding = 1,385 sq ft / 128.76 sq m

Total = 4,990 sq ft / 463.63 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

© 2024 Greenslade Taylor Hunt. This plan is for layout guidance only. Floorplans not drawn to scale unless otherwise stated. Door and window openings are approximate. Whilst every care is taken in the preparation of this floorplan, please check all dimensions, compass directions and shapes before making any decisions in relation to this property, that may be reliant on them.



IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

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