

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



HORNBLOTTON HALL  
HORNBLOTTON, SHEPTON MALLET, BA4 6SF



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Castle Cary 5 miles, Wells 13 miles, Glastonbury 9 miles, Street 10 miles, Bath 25 miles, Bristol 28 miles (all approximate)

A handsome detached property with generous accommodation and self contained annexe cottage, set in approximately 7 acres of land, in a quiet peaceful setting. Hornblotton Hall is a splendid period property of considerable character and charm retaining many original features. The comfortable accommodation provides lots of good living space and bedrooms, all enjoying glorious views to the beautiful surrounding countryside. The house includes hall, sitting room, dining room, snug, conservatory, kitchen/breakfast room, utility/boot room, five bedrooms, study, two family bathrooms and shower room. The annexe cottage includes kitchen/breakfast room, living room, conservatory, two bedrooms and a bathroom.

Outside is a pretty private garden. The grounds total approximately 7 acres including delightful gardens enjoying good privacy, orchard, outbuildings including a home office/studio, carport, American barn with four loose boxes and tack room, and paddocks.

***About the area***

*Hornblotton is a rural village in the beautiful Somerset countryside between Glastonbury, Somerton, Castle Cary and Wells. All these centres together with the surrounding villages provide ample amenities and facilities. The name Hornblotton is the modern version of its ancient name of Hornblawetone, which means "The horn blower's settlement". The village has a very active village hall and a unique parish church with an "Arts and Crafts" decorated interior and the first electric clock in England to have a striking mechanism. There are excellent State & Private schools in the area including Wells Cathedral School, Millfield and Hazelgrove. Hornblotton lies just west of Castle Cary and enjoys easy access to the countryside with many footpaths and bridleways. The village is conveniently situated off the A37 and within easy reach of Castle Cary giving this property great road and rail links, yet still enjoying a peaceful position.*

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### Accommodation

Hornblotton Hall is an attractive house dating back in parts to 1500s, and has been enlarged and improved over the years to now offer an extremely comfortable family home. Internally the house has spacious accommodation with period details including flagstones, fireplaces and ceiling beams. These are complemented by central heating, a bespoke fitted kitchen and double glazing. The current owners have totally refurbished the annexe to a high standard and completed further refurbishments to the main house including new bathroom suites and extensive redecorations.

A solid wooden front door, accessed through the conservatory with views to the charming front garden, opens to the hall with stairs rising and door to cloakroom. The sitting room is a light spacious room with large bay window giving views to the front garden and a wood burning stove set within the fireplace. The kitchen/breakfast room is the heart of the home with views to the rear and side and stable door to the garden. The kitchen is well equipped with ample handmade units and central island with granite work surfaces, and appliances including double Aga with additional ceramic hob, Belfast sink and dishwasher. There's plenty of room for dining table and chairs, and fridge freezer.

The dining room is a characterful room in the original part of the house and has a fireplace with blue lias Bressumer beam over. There are doors to the snug and utility/boot room. The snug is another well proportioned characterful room and has an inglenook fireplace with wood burning stove set within, original flagstone floor and a staircase leading to a bedroom. A doorway, now boarded, leads into the cottage, which could easily be reinstated if required. The utility/boot room is a useful area with flagstone floor, units and sink. Double doors leads to the garden and there is plenty of room for coats and boots.

On the first floor there are three bedrooms, bathroom and shower room. The triple aspect master bedroom has a large bay window, letting light flood in and giving a lovely outlook to the gardens and countryside. There are two further bedrooms on this floor, both with characterful ceiling beams. The shower room and bathroom both have new fitted suites. Stairs continue to the second floor where there are two further bedrooms, study and bathroom.





### THE COTTAGE

The self contained cottage offers a variety of uses including income potential, either holiday lets or short-hold rental, accommodation for a relative, or could easily be incorporated into the main house if required. The accommodation includes a good sized kitchen/breakfast room with newly fitted kitchen and door to the main house, sitting room with fireplace, conservatory, two bedrooms and a contemporary bathroom. To the side of the property is a delightful private garden with terrace area and well stocked flowerbeds.

### GARDENS AND GROUNDS

Approached from the quiet country lane, a set of electric double wrought iron gates opens to the gravelled sweeping driveway that leads to the ample parking area. To the side of this is the open fronted garage, and lawn with pretty flowerbeds and trees.

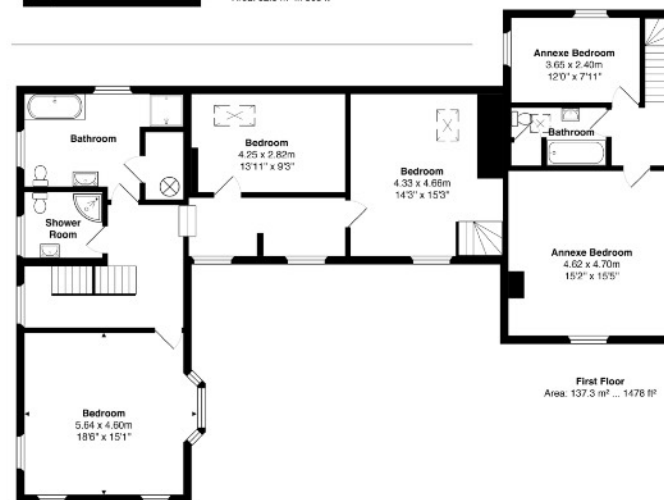
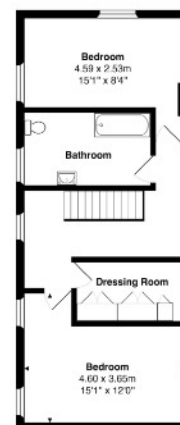
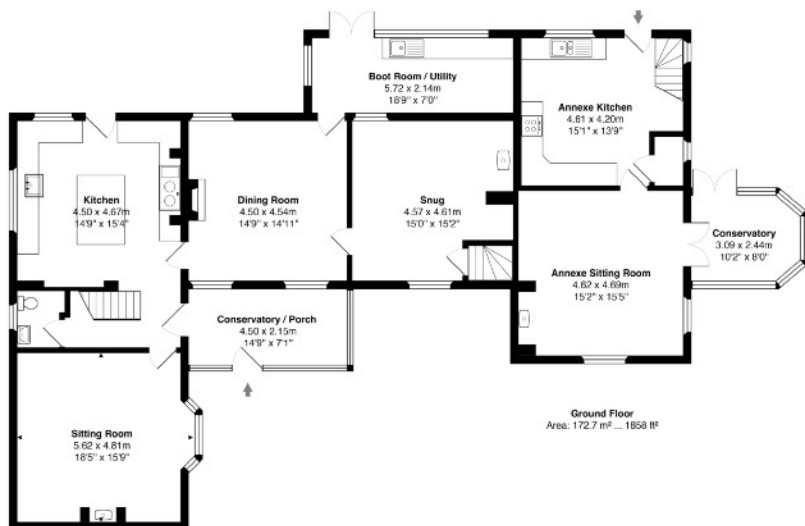
The front garden is a charming area with well stocked flowerbeds, lawn and pedestrian gate to the lane. Running along the side of the drive is a generous lawn area with mature tree and hedge border giving good privacy. At the end of the drive, adjoining the garage, there is a newly converted studio/home office which has been fitted with Starling Internet offering excellent broadband speeds. Within the office there are two separate rooms, both have electricity and are fully insulated. To the side of the garage is a gate leading to the yard, here there is a an American barn with four spacious looses boxes and secure tack room. There are gates leading to the paddocks and mature orchard. The land is level with stock proof fencing, and laid to permanent pasture. In total approximately seven acres. Opposite the property and across the lane is an area belonging to Hornblotton Hall which is currently used as a vegetable garden with poly-tunnel.



## Hornblotton Hall, Hornblotton



Approximate gross internal floor area of main building - 362.8 m<sup>2</sup> / 3,904 ft<sup>2</sup>



**IMPORTANT NOTICE** - Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

**VIEWINGS** - interested parties are advised to check availability and current situation prior to travelling to see any property.

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