

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



PRIMROSE HOUSE, CREECH HILL ROAD, BRUTON, BA10 0QR



## **PRIMROSE HOUSE**

### **CREECH HILL ROAD, BRUTON, BA10 0QR**

Primrose House is a beautifully presented and spacious 6 bedroom detached home situated in an enviable location, close to the historic town of Bruton, and with breathtaking panoramic views over the surrounding countryside to Alfred's Tower.

The stylish and elegant interior comprises - Drawing Room; Dining Room; Large Kitchen/Breakfast Room; Conservatory; Gym; Utility; Cloakroom; Master Bedroom; Dressing Room; En Suite Bathroom; Four Further Bedrooms, Two with En-Suite Facilities; Study/Bedroom 6; Garden Lodge Accommodation; Garaging; Gardens. Approaching 2 Acre Paddock.

#### *About The area*

*Creech Hill lies to the North West of Bruton and is renowned as one of the beauty spots of the area. It is a popular destination for walkers and has an abundance of footpaths and bridleways. It is also a site of historic significance. On top of the hill, one of the highest points in the area, a Romano-Celtic Temple and Fort were sited in Roman times. One can easily understand the location as the elevated position of the Temple, and indeed Primrose House, command an enviable position over the surrounding valleys. Bruton itself is a small historic town in the foothills of the Brue Valley, surrounded by beautiful rolling countryside a few miles north of Castle Cary and in easy reach of Wincanton, Yeovil, Sherborne, Glastonbury, Frome, Wells and Bath. The town has a railway station, which is the Bristol-Weymouth line, with a further regular service to Bath Spa. There are also good Inter-City services at nearby Castle Cary (Paddington). Bruton dates back to Roman times and today is a charming small town with various shops and amenities, including the newly opened 'Hauser & Wirth' Art & Exhibition Gallery, the ever popular dining experience 'At The Chapel', and of course an excellent choice of schools including Bruton School for Girls, King's School, Sexey's School and Sunny Hill Prep to name but a few.*

First and foremost Primrose House is a beautiful family home where great thought has been given to the well laid out and spacious rooms. Currently used as a very successful B&B, the enthusiasm of the comments within the Visitors Book certainly endorses the comfort and quality of the magnificent interior.

The property has many bespoke features including Oak floors and joinery, a Christian inspired kitchen, luxury bathrooms, period style radiators, elegant fireplaces, Bose music systems, and tasteful furnishings (many of which are negotiable).





The DRAWING ROOM is filled with natural light and has a large Bay window with a front aspect and breathtaking views towards Alfred's Tower and the Stourhead, and also double doors leading to the rear terrace. Seating is arranged around the stone fireplace with wooden mantle, where a wood burning stove sits on a marble hearth. Wooden storage window seat concealing the BOSE music system.

Across the HALL, which has the panelled Oak staircase and under stairs storage cupboard, is the spacious - DINING ROOM – Carved stone fireplace with wood burning stove within. Bay window to the front and views as before, also double doors opening through to the CONSERVATORY, making this an excellent and sociable entertaining space. Stone tiled floor. Accessed from the conservatory is a flexible room currently used as a GYM but with further potential for a ground floor bedroom if required.

The KITCHEN/BREAKFAST/FAMILY ROOM is undeniably the heart of this home, with a slate floor, four oven Economy 7 ELECTRIC AGA and a generous range of bespoke wall and base units, granite worktops, integral appliances including a NEFF double oven, Fisher and Paykel double dishwasher, large corner larder fridge and double ceramic sink. A large central island unit has an additional macerating preparation sink, basket storage and integral appliances. The breakfast and family room forms part of this space and is a super sociable area with comfy sofas and direct access to the terrace from several sets of double doors. The ground floor also has a useful fully tiled CLOAKS/SHOWER ROOM with WC, granite topped vanity unit and corner shower. UTILITY room with bags of storage cupboards, a shaped Belfast sink and generous space for appliances.

The Oak panelled staircase leads from the hallway to the first floor landing where the Oak floorboards continue and a porthole viewing window embraces the view. The superb MASTER BEDROOM has a dual aspect and enjoys splendid views to the front and garden and field outlook to the rear. Built-in full height glass fronted wardrobes. Shallow step down to - DRESSING ROOM which has built-in mirrored wardrobes, a vanity unit, velux window and door through to - EN-SUITE BATH/SHOWER ROOM– Polished stone tiling to walls and floors. The white suite comprises of a sunken Jacuzzi bath within a slightly raised tiled plinth, WC, dual basins within a vanity unit and large Rainforest shower with massage jets and steam room. Window enjoying views to the Mendips Hill. On this first floor there are TWO FURTHER BEDROOMS both beautifully appointed, with fitted wardrobes, and with EN-SUITE BATH and SHOWER ROOMS.

An Oak staircase leads to the SECOND FLOOR. Here there are two equally well appointed GUEST BEDROOMS and a BATH/SHOWER ROOM. STUDY/BEDROOM 6 – A wonderful space to work but again with the ever present distracting views! There are two desk areas and ample storage cupboards at present, but with the ability to become a spacious sixth bedroom if required.





## GARDENS AND GROUNDS

From the lane a sweeping driveway leads to the central fountain, circular parking area and DOUBLE GARAGE.. The front is mainly laid to lawn with stock fence and estate railings dividing the garden from the adjoining open fields. To the rear of the garage is a superb – LOG CABIN – ideal for guests, a nanny or even an independent teenager. The cabin is fully insulated, heated and appointed to a high standard including a spacious BEDROOM/LIVING ROOM a well designed KITCHEN AREA with wall and base units and integral appliances, plus a spacious fully fitted SHOWER ROOM.

To the East side of the property is a further - BARBECUE LODGE with built-in central barbecue pit surrounded by octagonal seating and optional sleeping benches – an ideal all season entertaining room (please note this cabin is negotiable).

The remainder of gardens are paved terraces, abundantly planted borders, stone retaining walls and an ornamental pond. From here wide stone steps lead to a further gently sloping lawn where a fully thatched Breeze House with electric, heating and drop down panels, taking full advantage of the magnificent panoramic views as far as the eye can see. A post and rail fence divides the formal gardens from the PADDOCK of approximately two acres.

Additional stone outbuilding, timber garden shed and greenhouse.

## DIRECTIONS

From the nearby town of Bruton you will enter a one way system, going past The Kings School. At the T Junction you will turn right (signposted Frome A359), take this road through the Bruton High Street. At the end of the high street you will need to take a sharp left (Coombe street) which is the B3081 towards Evercreech. Approximately 1.4 miles you will find the driveway to Primrose house on your left hand side.

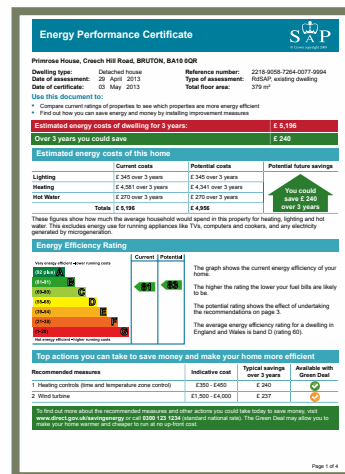
## SERVICES

Services: Mains Electricity; Solar Panels; Spring Water; Purification Plant. Rainwater Harvesting; WIFI to all rooms.

Underfloor heating to Kitchen, Garden Room, Cloakroom, Utility, Conservatory, Bedrooms on the first and second floor.

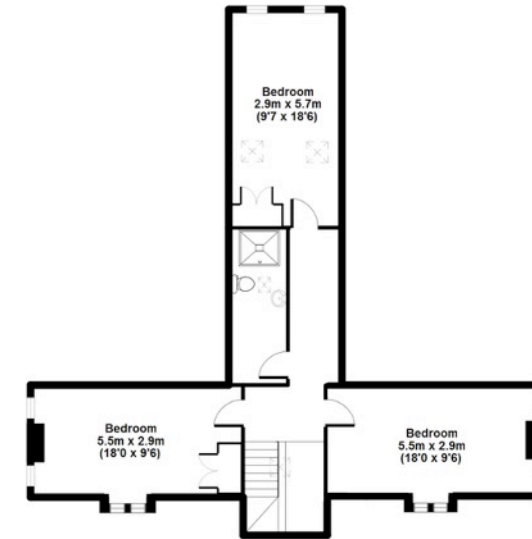
Council Tax: Band G

Tenure: Freehold

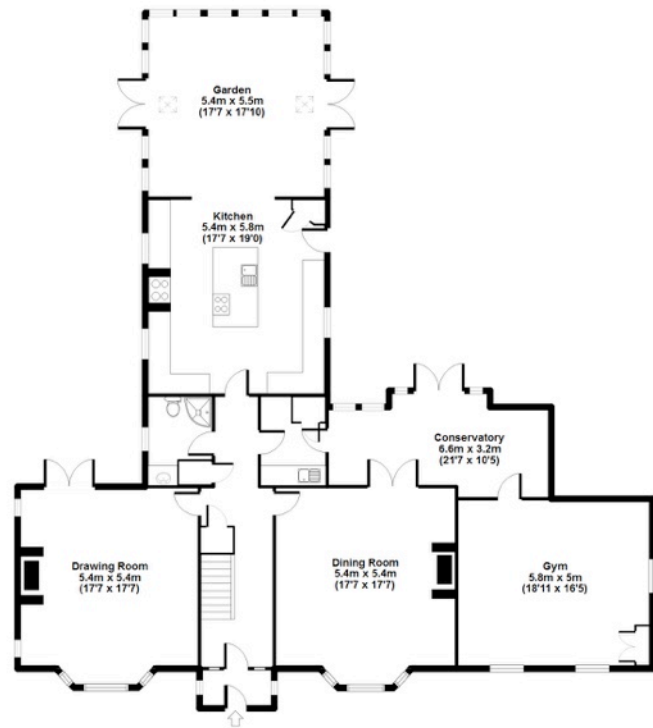


APPROX GROSS INTERNAL FLOOR AREA: 4267 sq. ft / 397 sq. m

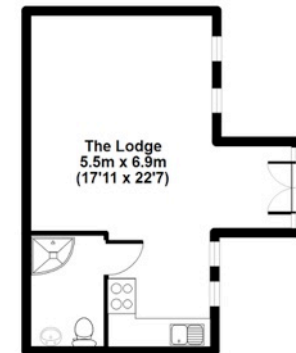
APPROX GROSS INTERNAL FLOOR AREA: 2110 sq. ft / 196 sq. m



APPROX GROSS INTERNAL FLOOR AREA: 4585 sq. ft / 426 sq. m



APPROX GROSS INTERNAL FLOOR AREA: 3518 sq. ft / 327 sq. m



**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.