



**The Old Farm House** Redlynch, Bruton, Somerset

## The Old Farm House

Redlynch, Bruton, Somerset  
BA10 0NH

A handsome period farmhouse  
with generous grounds and  
excellent views

Bruton 1 mile, Castle Cary 5.3 miles (Paddington  
90 minutes), Bath 30 miles, Salisbury 32 miles

Drawing room | Sitting room | Family room  
Kitchen/breakfast room | Pantry | Boot room  
Utility room | Cloakroom | Master bedroom with  
ensuite shower room | 6 Further bedrooms (1  
ensuite shower room) | Family bathroom  
3 Loft rooms

Barn with 2 store rooms | Established gardens  
Terrace | Tennis court

**About 4.6 acres**

### Location

The Old Farm House is located in the quiet and picturesque hamlet of Redlynch overlooking the rolling Somerset hills. Less than a mile from Bruton with its famous At The Chapel restaurant and the recently opened international art gallery Hauser & Wirth, there is a wide range of independent retailers. The cathedral city of Bath is to the north and offers a comprehensive range of cultural, leisure and business amenities. The house is equidistant between Castle Cary mainline railway station which has direct trains to London Paddington (100 minutes) and Gillingham, which also has a mainline railway to London Waterloo (118 minutes). Communications by road are excellent with the A303 providing a link to the M3, M25 and London, or the West Country.

The Old Farm House is ideally located for fishing, shooting, walking and riding with numerous bridle paths in the surrounding unspoilt countryside which includes the Stourhead Estate. Also within easy reach are racecourses at Wincanton, Bath and Salisbury. The renowned Babington House

Private Members Club, the country branch of Soho House, is close by and offers many recreational facilities.

There is a wide range of highly regarded schools in the locality including King's School Bruton, Hazelgrove, Port Regis, Bryantston, Wells Cathedral School, Millfield School, Sherborne and St Mary's Shaftesbury. Bath schools include Monkton Combe, Prior Park College, King Edwards, The Royal High and Kingswood Schools.

### Property

The Old Farmhouse is handsome Grade II listed period property, constructed of local stone elevations under a pitched slate roof. The house has original circa C18th with later extensions to one side. Internally, the house has a lovely 'feel' to it, and has clearly been an excellent family home. The reception rooms are of a good size, and the configuration flows well. Attributes worthy of note include the drawing room with fireplaces at both ends, the family kitchen with an Aga, the stone floors, and the house's handsome frontage. Another advantage on offer is the extensive loft space, accessed via a separate staircase, and suitable for conversion to additional bedrooms/ bathrooms etc.

### Outside

The gardens are principally laid to lawn, and are well planted with a variety of herbaceous beds and borders, as well as mature shrubbery and mixed specimen trees. On the garden side of the house lies a south-west facing stone terrace, ideal for summer days and evenings. Below the garden, and enjoying stunning views over the two acre paddock to open countryside beyond, lies the tennis court. To the rear of the house, and accessed off the main drive, is a useful yard/parking area with garages and a barn set to one side of it.



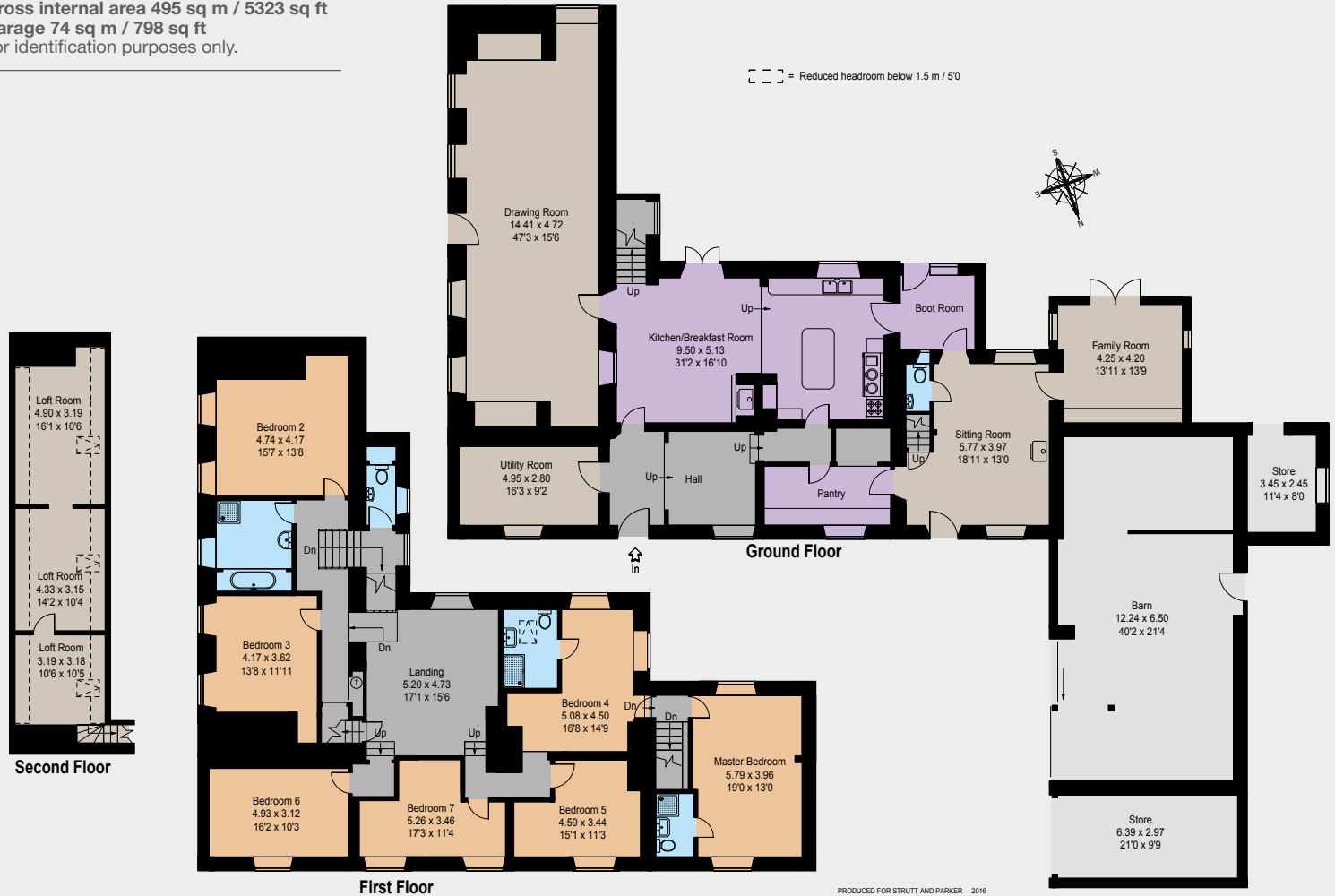








**Floorplans**  
**Gross internal area 495 sq m / 5323 sq ft**  
**Garage 74 sq m / 798 sq ft**  
 For identification purposes only.



**General**

**Services:** Mains water and electricity. Private drainage. Oil fired central heating. BT enabled broadband.

**Fixtures & Fittings:** Items regarded as fixtures and fittings including carpets and curtains are initially excluded from the sale although certain items may be available by separate negotiation.

**Council Tax Band:** G

**Local Authority:** South Somerset District Council, Brympton Way, Yeovil, Somerset BA20 2HT. Telephone: 01935 462462.

**Directions**

From London take the A303 in a westerly direction. After Mere turn off onto the B3081 following signs for Bruton. Turn immediately right under the A303 and at the T-junction turn left. After 500 yards turn right onto the B3081. Continue on this road for approximately 4.4 miles and at the crossroads turn left into Redlynch. After approximately 0.4 miles the drive of The Old Farm House is found on the left hand side.

**Salisbury**

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