



Huntswell House

West Lydford, Somerset TA11 7DG

www.gpweston.co.uk





A sensational Grade II listed family home in the heart of West Lydford. Beautifully presented and offering versatile accommodation including a four bedroom cottage, ample garaging, workshop and magnificent Tithe Barn. All set within 11.6 acres of gardens, woodland, meadows and open views.



Accommodation

Reception Hall | Drawing Room | Sitting Room | Open plan kitchen and dining room | Pantry | Boot room | Utility room | Tithe Barn

Principle bedroom suite with bathroom, dressing room, and office | Guest bedroom with en suite bathroom | Two further bedrooms | Shower room

Second floor bedroom with en suite bathroom

Cottage: Open plan kitchen/dining room | Sitting room | Four bedrooms | Two bathrooms

Outside: Swimming pool | Formal Lawns | Workshop | Garaging for several cars | Paddocks | Totaling approximately 11.6 acres

Elegant Interiors

Approached through a welcoming courtyard the property opens into a striking open and airy reception hall with rich elm flooring, and fabulous staircase setting the tone for the immaculate finishes and craftsmanship found throughout.

To the right lies the light filled drawing room, with hand-distressed polished oak floors from Wynchwood, an open fireplace with stone surround, and patio doors leading directly to the lawns. To the left, the sitting room offers the same oak floors, a Chesney wood burner, and French doors opening onto the terrace - perfect for easy indoor-outdoor living.

The kitchen / dining room, the true heart of the home, continues the oak flooring and features a four-oven Aga, bespoke handmade cabinetry, polished concrete worktops, a reclaimed elm workstation, and a cleverly disguised walk-in pantry. Three sets of patio doors flood the space with light and open onto the gardens and terraces. Off the kitchen is a luxurious utility room, with access to both the courtyard and the adjoining Tithe Barn, complete with artisan reclaimed tiles, a reclaimed ceramic sink, and a well-planned boot room and guest cloakroom.

Two sets of staircases rise to the first floor, where the spacious principal bedroom suite enjoys its own wing. Garden views, a dressing room, bathroom and office. Three further bedrooms (one en-suite), and a shower room continue the refined theme.

The top floor is arranged as a delightful suite, comprising a bedroom, fitted dressing room, and a luxurious bathroom with a freestanding bath.

The serene, neutral palette is consistent throughout the house so too are the quality fixtures and fittings. Duravit and Burlington in the bathrooms, wall tiles from Mandarin Stone and handmade linen blinds in the bedrooms.

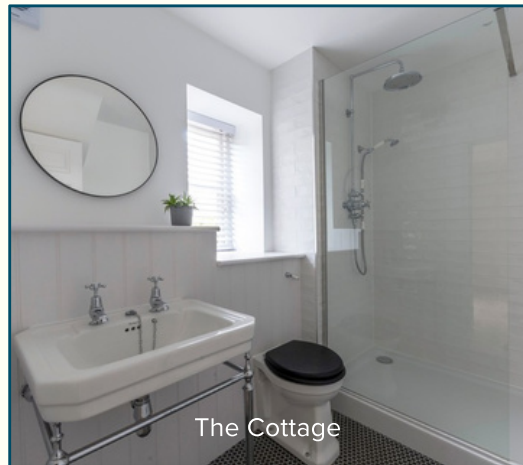








The Cottage



The Cottage

Tithe Barn

The magnificent late Georgian Tithe Barn, built in the same distinctive Blue Lias stone as the main house, is a true showpiece - an atmospheric space where centuries old character meets modern versatility. Soaring oak beams and exposed stone walls provide a dramatic backdrop for entertaining on any scale, from candlelit dinners to lively celebrations. With direct access from the house, it's equally suited to creative pursuits, a home business, or a spectacular party venue

The Cottage

Adjoining yet entirely self contained, the four bedroom cottage offers comfort and flexibility in equal measure. Recently renovated, it provides a stylish retreat for extended family, friends, or staff, with its own services and separate entrance ensuring complete independence. For those seeking an additional income stream, it's also an appealing holiday let opportunity in this sought-after corner of Somerset.



Beautiful Grounds & Outdoor Living

From the moment you step outside, this is a home made for enjoying the seasons. Sun-drenched terraces provide a perfect backdrop for long lunches and evening drinks, while the sparkling swimming pool (heated via air source heat pump) promises lazy summer days in complete seclusion. Sweeping lawns unfurl towards the fields and a pocket of private woodland, with uninterrupted views over rolling countryside to the unmistakable outline of Glastonbury Tor.

For those with equestrian interests, the land - currently used for grazing up to ten horses - offers ample scope, including the potential for a stable block (subject to planning consent). Vehicular access is available from several points, making the land versatile and practical, with the option to let it out if desired. Practicality is further enhanced by extensive parking and multiple garages, perfectly suited to a classic car collection or those needing generous storage, workshop, or studio space.

Location

West Lydford is a thriving village with a warm, active community, offering clubs, social events, a cricket ground and scenic walks to neighbouring villages. For those who love the outdoors, the River Brue offers wild swimming and fishing. The popular Cross Keys Inn is a short walk away, and a handy local garage provides everyday essentials. West Lydford also sits within the outer catchment zone for Glastonbury Festival, giving residents priority access to local tickets.

The surrounding area is rich with dining options, from The Red Lion Inn in Babcary and The Manor House Inn in Ditcheat to Bruton's acclaimed At the Chapel, Da Costa, and Osip. Foodies will also appreciate The Newt, within the local membership area, along with nearby farm shops and artisan producers including Lievito Bakery and Teals.

Schools

Families benefit from an outstanding choice of schools, including Millfield, Sherborne School, Kings Bruton, Downside, Wells Cathedral School, Hazlegrove, Sexey's School, All Hallows, Ansford Academy and Keinton Mandeville Primary School.

Transport

Excellent transport links connect the village to the wider region: mainline rail services from Castle Cary (London Paddington in around 90 minutes) and Bruton (London Waterloo), swift road access via the A303, and international travel from Bristol and Exeter airports.



West Lydford, Somerset, TA11

Gross Internal Area (Approx.)

Main House = 454.00 sq m / 4,886 sq ft

Cottage = 131.00 sq m / 1,410 sq ft

The Barn = 113.00 sq m / 1,216 sq ft

Garage = 90.00 sq m / 968 sq ft

**Total = 788.00 sq m / 8,480 sq ft
(Exc. Eaves)**



- Main House
- The Barn
- Principal Bedroom Suite
- Cottage

All measurements are in accordance to the RICS Code Of Measuring Practice.
Measurements are approximate & only for illustrative purpose.

Services

Mains water, electricity, oiled fired central heating to Huntswell House and Huntswell Cottage.
New boiler to Huntswell House with 10 year warranty.
Huntswell Cottage has its own oil tank, boiler and electricity sub meter.

Directions

Postcode: TA11 7DG
what3words: ///ages.rounds.waltzes

Property Information

Tenure: Freehold
Local Authority: Somerset Council
Council Tax
Huntswell House: Band E
Huntswell Cottage: Band C

EPC Ratings

Huntswell House: F
Huntswell Cottage: E





Title Plan: Huntswell House
Scale 1 : 2500
Title No. : ST109137

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A photograph of a rectangular swimming pool with a curved end, set in a garden. The pool is surrounded by a light-colored paved deck. In the background, there are lush green trees and a clear blue sky. A semi-transparent dark blue box is overlaid on the upper half of the image, containing white text.

VIEWINGS BY APPOINTMENT :
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