

LODESTONE



Hornblotton Mill, Alford





Hornblotton Mill, Alford. Nr Castle Cary

BA7 7FS

Guide Price £1,895,000

5 
Bedrooms

5 
Bathrooms

4 
Receptions

PROPERTY FEATURES

- Stunning detached period family home
- Magical setting
- Grade II listed
- River frontage and beautiful gardens – approximately an acre
- 4 beds main house / 1 bed annexe
- Envidable rural location
- Lovingly restored and beautifully presented





Hornblotton Mill is a truly beautiful family home set on the edge of the Alford estate just a stone's throw away from the pretty market town of Castle Cary. Dating back to the C.15th& C16th it was substantially enlarged in 1583 and has been recently renovated to the highest standards. The house blends authentic historical charm with modern luxury and imaginative contemporary design.

This 4000 sq. ft. property has recently been rewired, replumbed and fully equipped with bespoke features throughout, whilst retaining its original rustic charm. The property also features a beautifully designed 1 bed annexe, providing flexible accommodation perfect for friends, family, office or as a rental opportunity. The house nestles within stunning gardens that extend to approximately 1 acre, with the River Brue meandering along the Southern boundary. The house sits entirely within its own grounds and is accessed via a long private driveway that runs beneath a canopy of mature trees and culminates at a pair of electronically operated traditional estate gates.

From the North side of the property, the front door opens to a medieval cross passage that provides direct access to the stunning gardens whilst also connecting the sitting room and drawing room on either side. Antiquated elm beams and piers line the ceilings and doorways and hint at a varied and rich history. The drawing room features an Inglenook fireplace situated beneath an aged elm lintel, which, accompanied by a 12KW Fireline widescreen wood burner, lends the room extraordinary charm. To the left of this entrance hall is a magnificent sitting room complete with a Bath Stone fireplace, mirroring that of the portico to All Saints Church, Alford. This room is also enriched with exposed aged elm beams, original flagstone flooring and a stunning original Tudor elm plank and muntin screen. Two large oak-framed windows allow natural light to flood into the room. Both reception rooms feature original blue lias flagstone floors, modern but





traditionally styled radiators and window seats from which to appreciate stunning views of the gardens. To the far end of the sitting room, an illuminated and enchanting Tudor spiral stone and timber staircase rises to bedrooms three and four on the first floor. Adjacent to the sitting room lies a cloakroom/shower room and a utility room. Whilst the latter is currently used as a utility room, it is fully functional fitted kitchen, with both appliances and Carrera marble worktops. A few small steps from the drawing room lead to an inner hall which transitions seamlessly into the kitchen, the real heart of the house. Immaculately finished and complete with state-of-the-art Miele appliances and sleek Carrera marble worktops, this space truly impresses. A pretty kitchen island includes a double Belfast sink and breakfast bar. Stone windowsills reflect a natural stone floor gently warmed by underfloor heating. The dining area is light and airy, the open plan design is perfect for entertaining, and the room flows elegantly via fully retractable, glazed panelled doors to a matching stone terrace offering uninterrupted views of the stunning landscape to the West.

The first floor is accessed either via a very discreet lift in the main entrance hall, or by the spiral staircase off the sitting room. The impressive principal bedroom suite features an open-plan layout with a partially partitioned wall that screens a refined and luxurious en-suite bathroom. The space is beautifully appointed with twin sinks, a stand-alone roll-top bath, a spacious marble tiled shower and a dressing area. Stylish oak flooring spans the room, whilst the generous oak framed windows and balcony offer superb views over the garden. There are three additional bedrooms, one of which comes with an equally impressive en-suite bathroom, another with a magnificent Bath stone fireplace. All these rooms feature solid oak flooring and are finished with French grey paint. An exposed wattle and daub wall along the landing area is an inspired touch. Loft hatches allows easy access to the attic which has been designed perfectly as an extensive storage facility. Further storage includes a wine cellar which sits in the Eastern eaves.





Completing the first floor is a stylish, contemporary styled family bathroom. Of note is the versatility of the house in that it could be divided into two separate self-contained accommodations, each with 2 bedrooms. The principal bedroom and bedroom 1 would be accessed via the lift, and bedrooms 3 and 4 accessed via the staircase – each half having their own dedicated reception room and kitchen. Set in the courtyard of the property is an exceptional 1 bed annex furnished with an array of modern features. Renovated approximately two years ago and with no expense spared, the annex showcases a Klover biomass pellet stove, hand ground and polished concrete flooring, underfloor heating and fully glazed panelled windows with automatic blackout blind. The green oak structure and larch clad ceilings lend the building a spacious, Scandinavian feel and the space is perfect for use as an entertainment/party house. As well as the principal bedroom, the annex comes with a state-of-the-art wet room and a small mezzanine floor directly above the kitchen – this has the potential to provide a secondary sleeping area for guests or a storage space.

Adjacent to the annex is a modern, glass panelled carport capable of housing 2 large vehicles, together with EV charger. These two spaces are separated by folding glass panels that open fully to create further entertainment space. Electronically operated outside blinds can be employed to shelter the two parking bays, or create an enclosed ‘party barn’

Outside

The gardens are a tour de force and exceptionally beautiful. Immediately adjacent to the kitchen is a charming, raised stone terrace sheltered by glass panels, which allow unobstructed views of the picturesque surroundings. Well-manicured lawns sweep away from the house to the South and West and cascade into the tranquil River Brue, sheltered by a woodland of mature trees. The south side of the house is lined with a pretty gravelled pathway and clipped box hedging sits in the shade of a bed of climbing roses.





Undoubtedly the jewel in the crown of this property is the meandering river Brue that flows from the mill pond along the southern boundary of the gardens. A wooden pontoon floating deck offers the perfect tranquil escape to relax, and enjoy watching the extensive wildlife. Further afield are two wood storage sheds for logs and garden tools and machinery, with two bays and three bays respectively

Situation

Hornblotton Mill is situated close to the old pilgrimage trail that ran from Glastonbury to London, in the heart of the old Alford estate: a woodland landscape that has remained largely undisturbed and unspoilt for centuries. The remains of the original mill workings are still visible, a short distance to the south-east of the property. The setting is extraordinarily private and with its closest neighbour being Alford's picturesque Church, a half mile away. Close by is the pretty village of Lovington known for its excellent local bakery. Good local pubs include the Red Lion in Babcary and the Alhampton Inn in Alhampton.

Just 3 miles away is Castle Cary, a bustling town with many attractive and historic buildings including its 19th century Market house and the 18th century Roundhouse. The main street offers an assortment of individual shops, cafes, restaurants, and delicatessens. Market day falls on a Tuesday where fish, organic vegetables and homemade breads are sold on the cobbles in front of the Market House.

The Newt in Somerset is close by and was recently described by the Telegraph as 'one of the most exceptional country house hotels Britain has seen'. The gardens are open to the public (and also via a local resident membership scheme) and visitors are welcome to walk through amazing woodland gardens and to dine in the restaurants and cafes.



Also close is the town of Bruton with several well-known restaurants that include “At the Chapel” Osip and the Old Pharmacy. It is also home to “The Roth Bar” at the world-renowned Hauser & Wirth Gallery.

For further shopping and recreational activities Frome, Bath, Bristol and Wells are all within an hour’s drive.

Schools

There are excellent state schools close by: Lovington Primary school, Ansford Academy is at Castle Cary, with Sexey's at Bruton. There are excellent independent schools nearby, including Hazlegrove, King’s School Bruton, and the Millfield and Sherborne schools.

The A303 a few miles south provides a direct route to London via the M3 and there is a mainline rail service from Castle Cary to London Paddington (approx. 1.39 hours). Airports in Bristol and Exeter offer connections within the UK, Europe and beyond.

Directions

Postcode: BA7 7FS

What.3.Words: hears.reclusive.landscape

Viewing by appointment only

Material Information

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance

PART A

Local Authority: Somerset

Council Tax Band: F

Guide Price: £1,895,000

Tenure: Freehold

PART B

Property Type: Detached

Property Construction: Standard

Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Private

Heating: Oil / A Klover Biomass pellet heating system (in the Keeper's Cottage annexe)

Broadband: Vendor uses 'Starlink' - Please refer to Ofcom website.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Mobile Signal/Coverage: Please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking: Numerous

PART C

Building Safety

Restrictions: N/A

Rights and Easements: Right of way over Estate Drive

Flood Risk: Rivers and Sea - Medium / Surface Water – Low

(Vendor advises that the property has never flooded)

Coastal Erosion Risk: N/A

Planning Permission: N/A

Accessibility/Adaptations: through floor lift installed

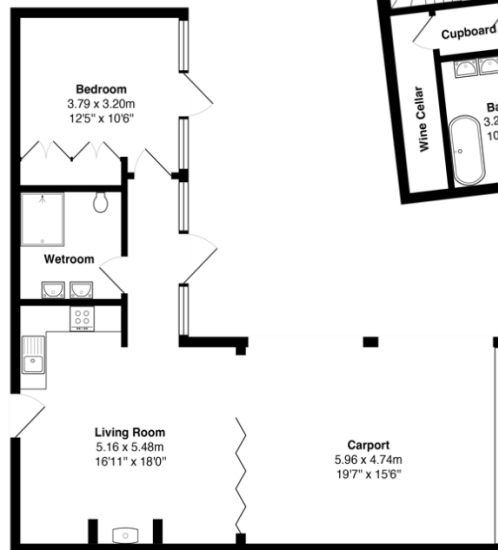
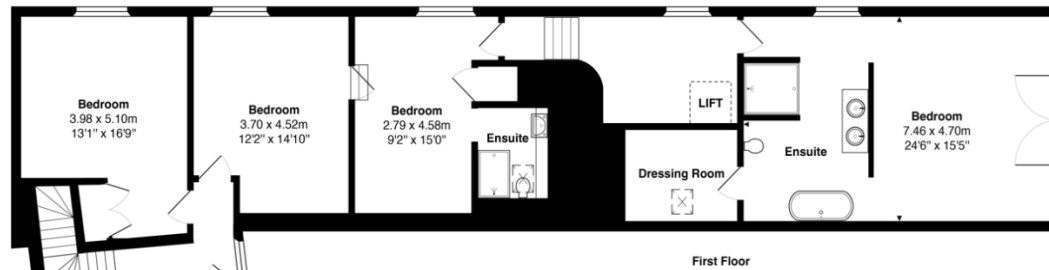
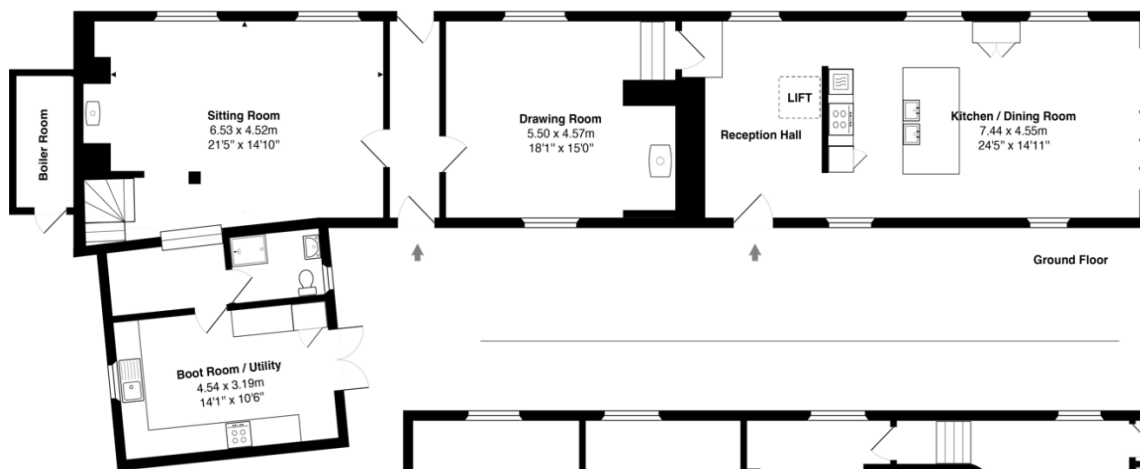
Coalfield Or Mining Area: N/A

Energy Performance Certificate: Main house – E / Keepers Cottage - D

No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.





Area: 80.2 m² ... 863 ft²

Hornblotton Mill, Alford



Approximate gross internal floor area of main building - 292.6 m² / 3,149 ft²

Approximate gross internal floor area of annexe - 80.2 m² / 863 ft²

Approximate total gross internal floor area - 372.8 m² / 4,012 ft²

Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

Marketed By

LODESTONE

Lodestone Bruton

Fry's Halt, Station Road

Bruton, BA10 0EH

Tel: 01749 605099

bruton@lodestoneproperty.co.uk



Savills Bath

21 Milsom St, Bath BA1 1DE

Tel: 01225 474500

bath@savills.com

www.lodestoneproperty.co.uk

www.savills.co.uk

