



Bratton Seymour, Wincanton, Somerset, BA9 8BZ

For sale on behalf of LPA Receivers P Greenhalgh and A Knowles

A unique chance to complete the build of a large country house with cottage with lovely views. In all 1.25 acres.

Council Tax Band: To be confirmed **EPC:** To be confirmed

Guide Price

£750,000

Freehold

Symonds
& Sampson

ESTABLISHED 1858

Bratton Lodge and Cottage

Bratton Seymour, Wincanton,
Somerset, BA9 8BZ

Unique development opportunity to complete the building of
two amazing properties
5 bedroom house and 2 bedroom cottage
Rural setting with lovely views
In all 1.25 acres

Accommodation

Please see floor plan.

Viewing strictly by appointment
through Symonds & Sampson
Sturminster Newton office
on 01258 473766

The Property

Bratton Lodge provides buyers with a unique chance to complete the build of an impressive country house and guest cottage with views over open countryside.

Detailed planning consent has been granted to build a 7,500 sqft country house with 2,736 sqft cottage.

Planning application number: 15/005221/FUL

The properties have been part built and the present proposed accommodation includes:

Main House:

Ground Floor: Hall, living area, sitting room, study/library, kitchen, larder, home cinema/games room, store, cloakroom
First Floor: 4 bedrooms, 4 bathrooms, laundry room
Basement: Bedroom 5, bathroom, gym, triple garage

Cottage:

Ground Floor: Living room, kitchen/dining room, lobby and cloakroom
First Floor: 2 bedrooms, 2 bathrooms, music room

Present work has been undertaken by a local RIBA practice with the construction under supervision. Structural design and soil investigation by a chartered structural engineer.

NOTE: Detailed kitchen, bathroom, HVAC, triple-glazed window, lighting and smart-home designs for both properties are available at no extra cost.

Outside

The land extends to about 1.25 acres and has mature trees, some of which have TPOs.

A new purpose built bat house has been installed.

Situation

Situated in open countryside Bratton Lodge is about 1.7 miles from Hadspen House Castle Cary, 4 miles from Bruton and 3 miles from the A303.

The railway stations to Paddington are at Bruton and Castle Cary and for Waterloo at Templecombe. Shops, amenities and state primary and secondary schools are at Wincanton with private schools at Bruton, Hazelgrove and Sherborne.

Directions

From the A303 turn off at Wincanton and follow the A371 towards Castle Cary. After about 3 miles Bratton Lodge will be found on the left hand side.

Services & Local Authority

Mains gas, water and electricity.
New private sewage treatment plant installed.

SAP rating unknown

Local Authority

South Somerset District Council – 01935 462462

Tenure

Freehold

MLE May 2022



01258 473766

Symonds & Sampson LLP
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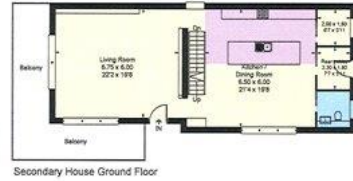
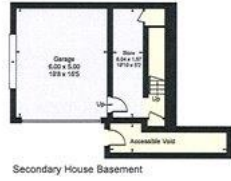
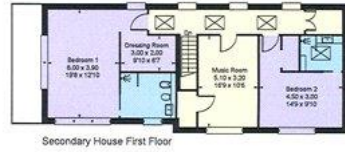
SURVEYS

VALUATIONS

PLANNING

LETTINGS

Approximate Floor Area = 703.7 sq m / 7574 sq ft
 Secondary House = 254.2 sq m / 2736 sq ft
 Total = 957.9 sq m / 10310 sq ft
 (Excluding Void)



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