

THE MODERN HOUSE



Baltonsborough, Somerset
Sold

Martin Street

This fantastically bright three-bedroom single storey home in Somerset was originally built in 1966, and has been sensitively renovated by the current owners. Located at the edge of the village of Baltonsborough, the house is surrounded by open fields, with large picture windows inviting a wonderful quality of natural light. The open-plan interior living spaces extend to just under 1,500 sq ft, opening onto the surrounding private gardens, terraces and garden studio. The popular Somerset highlights of Bruton, Mells, Frome Glastonbury and Wells are all easily reached by car in around 30 minutes.

The Tour

Occupying a peaceful position in a quiet village, with uninterrupted views over fields, the house sits slightly elevated in the middle of the plot. Dark painted stonework is punctuated by white windows, which sit under a tiled roof.

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Entry to the house is to the beautifully light open-plan living/dining/kitchen area, which forms the heart of the current home. The triple-aspect room is filled with light that enters via large square windows, roof lights and floor-to-ceiling glazing with verdant garden views.

Timber floorboards run underfoot, here, and throughout the home; white walls surround the open space. At one end of the room is the kitchen, demarcated by a large minimalist island topped with emerald green tiles; an overhang allows for stools to be placed underneath, making for an open, sociable layout.

A large, picture window sits above a brushed gold sink with floor-to-ceiling cabinetry on either side; adjacent to the kitchen is a separate utility space with a door out to the garden, and there is a separate pantry. The dining area is currently arranged centrally but the space offers great versatility of layout.

A short hallway leads to three en suite double bedrooms, one replete with a bath; all rooms have far-reaching compelling views. The main bedroom has a walk-in wardrobe, and the en suite is clad with composite matt tiling with a double shower.

Sitting separately is the timber-clad garden studio with super-fast broadband, currently used as a home office. This room could be configured for a variety of uses, including a gym or a yoga studio.

The house has off-street parking and a private driveway.

Outside Space

Bi-fold doors in the living space open out onto the verdant garden. The house sits on a slightly elevated level, within a quarter of an acre plot, which includes mature planting and trees bound by wooden fencing and beech hedges. Wisteria climbs the façade of the house while a silver birch tree sits at the front of the plot.

The Area

Lying on the edge of the popular village of Baltonsborough, the house has easy access to village facilities. There is a lively community spirit in the village, which has a small church, a village hall and a primary school. The Greyhound Inn is a 5-minute walk, and The Balsbury Grocer is a busy village shop with a deli and a cafe. On Thursday, a mobile fish and chip van visits the village; on Friday, pizza is served from a pop-up pizza oven outside the village hall.

The house backs onto the Glastonbury Vineyard and has easy access to walking and cycling routes; it is just over a five-minute walk to Dunstons Dyke, a great wild swimming spot. Direct access to field after field of rolling Somerset countryside is another great draw to the area.

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The house is situated in a highly desirable area of the Northern Somerset landscape, within easy driving distance from Frome and Bruton and the highlights of Hauser & Wirth Somerset, Osip and The Old Pharmacy. The Newt, an impressive boutique hotel from the owners of South Africa's Babylonstoren, with a spa, landscaped gardens, a cyder press and a seasonal farm shop and restaurant is also easily reached.

This part of Somerset is particularly well served for excellent schools. Millfield, Hazlegrove, The Blue School at Wells, Wells Cathedral School, Downside, Sherborne and the Kings Bruton School are all within easy driving distance.

Direct train services to London Paddington are accessible via Frome, Bath, Westbury and Castle Cary, with a journey time from 86 minutes. Access to the national motorway network is via the A303 (M3) and Bristol Airport is easily reached.

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.