

INIGO



Redlynch House

BRUTON, SOMERSET
SOLD

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This exceptional apartment is situated in the Grade II-listed Redlynch House on the outskirts of the charming village of Bruton, Somerset. Unfolding over two floors and almost 4,500 sq ft of living space, the four-bedroom apartment is positioned as an elevated piano nobile with breathtaking views of the valley extending all the way to a local landmark, The Newt. The apartment has been meticulously restored by the current owners and esteemed interior designers Clarence & Graves, who had a vision to revive the home to its former Georgian grandeur. As a testament to the remarkable renovation the home was recently featured in Architectural Digest and Homes & Gardens. The design duo reinstated the original proportions and created a captivating vista stretching from the boot room through the kitchen and study to the drawing room beyond. Nestled in 25 acres of verdant grounds, including designs by Edwin Lutyens, the apartment has use of a swimming pool, tennis court and a combination of private plots, sprawling communal gardens and woodland — complete with gardeners on hand. Redlynch House is a true oasis away from the village centre, yet only a short walk from Hauser & Wirth gallery and Bruton's train station.

We've written about life here in more depth.

Setting the Scene

Redlynch House, a majestic country residence with ancient origins, is set in the esteemed Redlynch Estate and park. Originally designed in the 18th century, the formal gardens now feature early 20th-century elements envisioned by the renowned Edwin Lutyens, the English architect acclaimed for his creative adaptation of traditional architectural styles. The estate has magnificent woodland, wonderful pleasure grounds, and enchanting walled gardens, all enveloped by breathtaking parkland. Enclosed in the early 17th century and skillfully landscaped in the mid-18th century, the parkland is a rural idyll where cows and lambs wander across rolling green pastures.

The current owners have transformed the interiors through a conservation-led remodel that has both enhanced and revealed period details. Stud walls were removed, new full-height, period-appropriate doors have been carefully crafted by a local carpenter and reclaimed Georgian floorboards laid in the kitchen. The entire property was re-wired and re-plumbed to provide exceptional services and a modern day level of comfort in a historic building.

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Spanning the entire length of the south-facing apartment, the black-framed windows have deep sills and frame mesmerising views across the valley that have remained largely unchanged since the establishment of Redlynch House. For further historical insights, please refer to the History section. For more information, please see the History section.

The Grand Tour

The entrance to Redlynch's substantial private driveway is marked by 19th-century stone quadrant walls surmounted with elegant metal railings. Flanking a pair of cylindrical stone piers crowned with domed caps, these walls lead to a set of exquisite wrought-iron gates. The driveway gracefully winds its way to a carriage turning circle, unveiling the entrance to Redlynch House itself. An imposing front door opens to the grand oak-panelled hall shared by all the apartments. From here, a sweeping staircase ascends to the first floor and to the apartment's entrance.

Upon entry, a wide hallway leads to a boot room, complete with cupboards for coats and shoes and a spacious Lefroy Brooks sink set in coral-painted DeVOL cabinetry. At the heart of the home is the warm and inviting kitchen. Painted in the captivating hue of 'Muga' by Paint and Paper Library, the room has bespoke cabinetry designed by Clarence & Graves in collaboration with DeVOL, cleverly designed to feel like a unified dresser, bookended with a double pantry cupboard and double Fisher & Paykel fridge freezer. Above the honed marble countertops, striking striped wallpaper by Ralph Lauren acts as a bold splashback. A dark green Aga stove takes centre stage, complemented by two wall sconces that hold candles, creating a wonderful glow in the evenings. Lasso-sourced reclaimed Georgian floorboards run underfoot, while Spanish tiles salvaged from a farmhouse elegantly frame the Aga.

At the opposite end of the plan lies an expansive drawing room, where walls are painted in the soothing shade of 'Blue Gray' by Farrow & Ball, perfectly complementing a wood-framed working fireplace. The building's original safe is set into one of the walls, which at one stage would likely have been the Duchess's bedroom.

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The dining room is home to an elegant fireplace with a raised hearth inspired by the open fires found in traditional Italian kitchens. Beyond the dining room is a further drawing room, equipped with bespoke library shelving centred around a large screen. The room has an intimate, private air, painted in the rich hue of 'Green Smoke' by Farrow & Ball and with a Clarence & Graves fireplace made from local stone, lined with reclaimed checkerboard tiles. These subtle touches create a cosy space perfect for film nights. Smart new column radiators have been installed throughout the apartment.

In the middle of the floor plan is a smaller study room, its walls elegantly lined with wallpaper from House of Hackney and incredible pastel-coloured checkerboard tiles sourced from a hacienda in Seville. From here, a staircase leads to the top floor, where the bedrooms are situated. The dual-aspect principal bedroom is a generous space with tactile sisal carpeting underfoot. The principal bathroom has another fireplace, accompanied by the same reclaimed checkerboard tiles. The jewel in the crown is the deep antique French château bathtub, discovered by the owners in Bordeaux, now updated with nickel taps by Aston Mathews. It is set against Cole & Son's Orange Blossom wallpaper, transforming the bathroom into a sunny orangery. Three further bedrooms, one ensuite bathroom and a beautiful shower room are all connected by a wide hallway complete this floor.

The Great Outdoors

Redlynch House is enveloped by 25 idyllic acres of well-kept estate land, with numerous beautiful walks on the doorstep. The estate has a tennis court with breathtaking views across rolling fields and a heated swimming pool bordered by historic roses, perfect for watching the sunset. Additionally, a listed games house, manicured gardens, walled gardens and enchanting woodlands filled with bluebells, snowdrops and wild garlic complete the captivating surroundings.

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This apartment includes four private garages and three sizable private sections of the garden situated within the sheltered walled gardens. Two sections are currently made up of a lawn with cherry trees, while another has been transformed into a vibrant flower bed. A set of stairs in the Japanese garden lead to an elaborate wrought-iron gate nestled within a rusticated stone arch. This magnificent gateway, attributed to the creative genius of Lutyens, formed an integral part of his comprehensive vision for remodelling the house and gardens in 1913.

Out and About

Bruton's excellent dining options include the Michelin-starred Osip, The Old Pharmacy, At the Chapel, The Newt and Roth Bar and Grill at the must-visit Hauser and Wirth gallery. For the home chefs, be sure to pick up fresh ingredients at Durslade Farm Shop. All can be reached in around five minutes by car or half an hour by foot from Redlynch. In nearby Batcombe, Margot Henderson's recently opened The Three Horseshoes adds to the excellent dining options in the area.

The town of Frome is also close by – around a 30-minute drive away. Frome's growing community of independent shops, creative businesses and eateries include Rye Bakery, Projects Frome, Moo and Two, Frome Hardware, Eight Stony Street, and Frome Reclamation Yard. The Frome Independent, a monthly market showcasing local artisans and food producers, has also helped put Frome on the map, attracting over 80,000 visitors annually.

Surrounded by rolling fields and open countryside, the area is renowned for walking and cycling opportunities. Visit the breathtaking 18th-century landscaped gardens and Palladian mansion at Stourhead, a National Trust estate with a café, shop and gallery — all just a 15-minute journey by car. While offering the peace of the countryside, Redlynch is also well-placed to access some of north Somerset's most popular cultural highlights.

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North Somerset is well-renowned for its wealth of local produce, independent food producers and growers. Westcombe Dairy is easily reached for award-winning cheese and charcuterie. Landrace Bakery's new outpost is now conveniently on-site, offering a daily dose of sourdough bread made from stoneground UK grains milled at the new Landrace Mill. There is a good selection of farm shops for organic produce, including The Slow Farming Company, a local distillery, and for field-grown flowers and herbs, Re-Rooting is also nearby.

The sought-after villages of Mells and Nunney also lie around 25 minutes north. Nunney is characterised by its historic centre and, most notably, its picturesque moated medieval castle built in the 1370s by a local knight, Sir John de la Mare. The village has a popular local pub, The George Inn. A popular spot for Sunday lunch is The Talbot Inn in Mells or wood-fired pizza from The Walled Garden opposite. Shaftesbury is easily accessed in around 25 minutes by car, and the fantastic coastline around Lyme Regis is around an hour's drive away.

There is a selection of excellent schools in the area, including Sherborne School, Sherborne School for Girls, King's Bruton, The Gryphon School, John Taylor High School and Abbot Beyne School. There is also a good primary school in nearby Zeals, Whitesheet Church of England Academy.

With easy access to the A303 and M3, London is reachable in under three hours. Rail connections are also very good, with Castle Cary approximately 15 minutes away by car, offering direct rail services to London Paddington in an hour and a half. Bruton station has trains to Bath Spa and Bristol in approximately an hour, which in turn have trains to Paddington in an hour and 20 minutes.

Council Tax Band: G

Tenure: Share of Freehold

Underlying Lease Length for the apartment's three leases: 117 years, to be extended to 999 years

Service Charge: Approx. £6,000 pa for the house, and £11,400 pa for the grounds

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.