

THE MODERN HOUSE



Frome, Somerset
Sold

Hapsford Stables

This superlative renovation of a stone stable block sits in a highly-sought after position surrounded by open countryside, within easy reach of the sought-after Somerset towns of Mells, Bruton and Frome. Set within the expansive footprint of the barn's original foundations, the interior is built to impressive proportions, with 10,000 sqft internally, soaring ceiling heights and sliding walls of glazing open the entire space out to the surrounding grounds. A one-bedroom cottage is also included and the working equestrian facilities are extensive, with a detached stable block, wild flower meadows, paddocks and fields of pastureland, spanning just under 30 acres.

The house is accessed via a private, gated driveway set back from a quiet country lane. A cobbled stone courtyard leads to the primary entrance, opening into the voluminous living space, illuminated by the uninterrupted light which floods through the glass walls. Internally the space feels modern, fun and full of character. Exposed whitewashed brickwork and polished concrete floors create an industrial feel, with raw materials and interior details that nod to the local agricultural vernacular.

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*South-West England
Sold*

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Arranged in a predominantly open-plan layout, the space is divided by a double-sided open fireplace in the central plan and a series of mezzanines and lowered ceilings which carve laterally through the space to create neat and inviting lounge areas beneath.

Set to one end of the main living space is an expansive open-plan live/work space and yoga room, with a wall of glass framing the views of the surrounding countryside. A folded metal staircase leads to a mezzanine lounge and the master bedroom suite and dressing room which stretches out across one entire side of the upper floor. Three further bedrooms and a family bathroom are positioned on this level, with a glazed gable wall at one end and a line of dramatic voids drawing light through.

The split-level, open plan kitchen and dining room offer a wonderful open space for entertaining, with poured concrete worktops and an Aga built into the brickwork. A third, upper floor lounge is set behind the kitchen, accessed via a steel staircase, with sliding glass panels leading out to a decked terrace overlooking the swimming pool and paddocks.

A traditional one-bedroom stone cottage occupies a private position at the foot of the stable block, providing additional self-contained accommodation. Numerous service spaces and outbuildings, tack rooms and hay stores are positioned alongside the seven loose boxes in the stable block. The extensive acreage includes wildflower meadows, a vegetable garden and multiples fields of paddock land.

As a result of the stables on site, the property, in its entirety, benefits from a significant Stamp Duty charge. Details can be disclosed on request.

Hapsford Stables is positioned in a highly desirable area of the Northern Somerset landscape, within easy walking distance of Babbington House and a fifteen minute walk to Great Elm's pretty village centre via the Mendip Way. The sought-after village of Mells is less than a five-minute drive from the house, with Frome reachable in around seven minutes by car or 40 minutes on foot. Bruton and its highlights; Hauser and Wirth, At the Chapel and the noteworthy recent addition, Osip, are less than half an hour away, with The Newt in Somerset a similar 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 less than 30 miles away.

The area is renowned for excellent schooling options, with Bruton providing King's School Bruton and Bruton School for Girls; Bath's King Edward's School, Kingswood School the Royal High School for Girls and Monkton Combe and Prior Park College.

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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”.