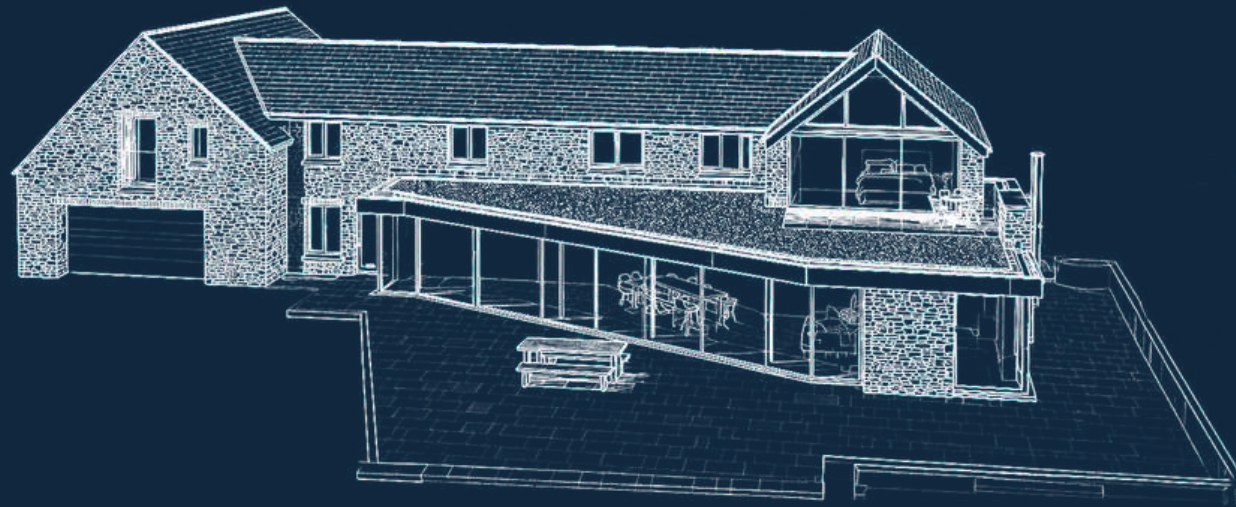




BY DESIGN



Hill House

Peace Close, West Horrington, BA5 3ED

Hill House is a Contemporary Country Home with Panoramic Views and Private Grounds

A striking architect-designed home set within two acres on the Mendip Hills, enjoying breathtaking views, over 4,400 sq ft of accommodation, plus a detached annexe, wine cellar, extensive terraces and exceptional privacy, just minutes from Wells.

Discreetly positioned at the very end of a private lane on the southern slopes of the Mendip Hills, Hill House is a home designed entirely around light, landscape and privacy. Hidden behind electric gates and surrounded by rolling countryside, the property occupies an extraordinary elevated position above West Horrington, where uninterrupted panoramic views stretch across miles of open countryside towards Glastonbury Tor and on to the Quantock and Blackdown Hills.

Hill House is an award-winning contemporary country home of exceptional quality, blending traditional Blue Lias stone elevations with striking modern architecture and expansive glazing. In 2015, the property was recognised by Mendip District Council for its design, construction and workmanship, and today it remains one of the area's most distinctive private residences.

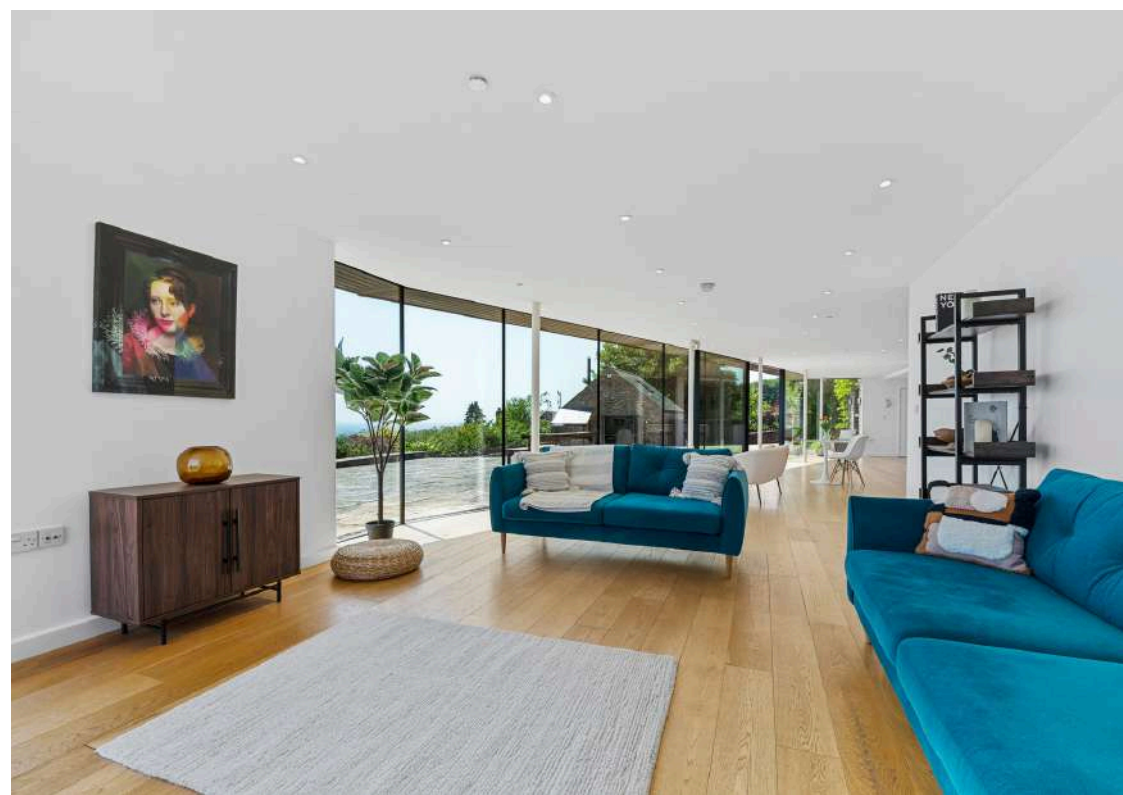








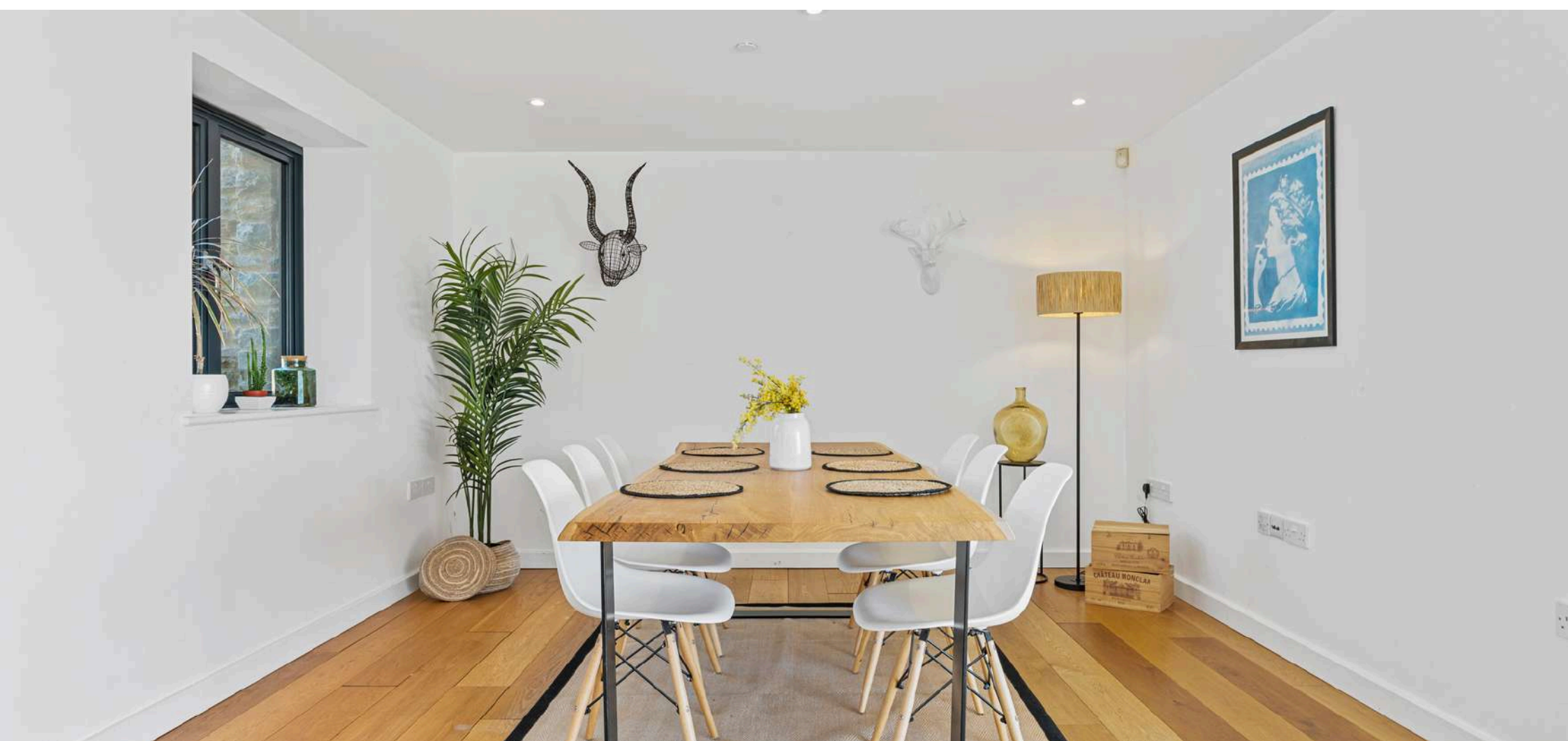






18 Summer Part 1
KINEFOLK TRAVEL





























Key features

Downstairs

The heart of the home is an extraordinary 56-foot open-plan kitchen, dining and living space, where floor-to-ceiling glazing draws the countryside directly into the room. Sunlight moves across the engineered oak flooring throughout the day, while vast sliding doors open onto expansive terraces designed for entertaining, dining and quiet evenings watching the changing light across the valley.

The kitchen itself is sleek and beautifully understated, centred around a substantial island and complemented by integrated appliances and an electric Aga. Beyond the main entertaining space, a more intimate living room provides a quieter retreat, while a separate study offers flexibility for home working, creative use or fitness space. Practicality has been considered with equal care, with a boot room, pantry, utility room and integral double garage all seamlessly incorporated into the design. A substantial wine cellar set into the Mendip Hills adds another layer of lifestyle appeal and could equally serve as a cinema room or wellness space if desired.

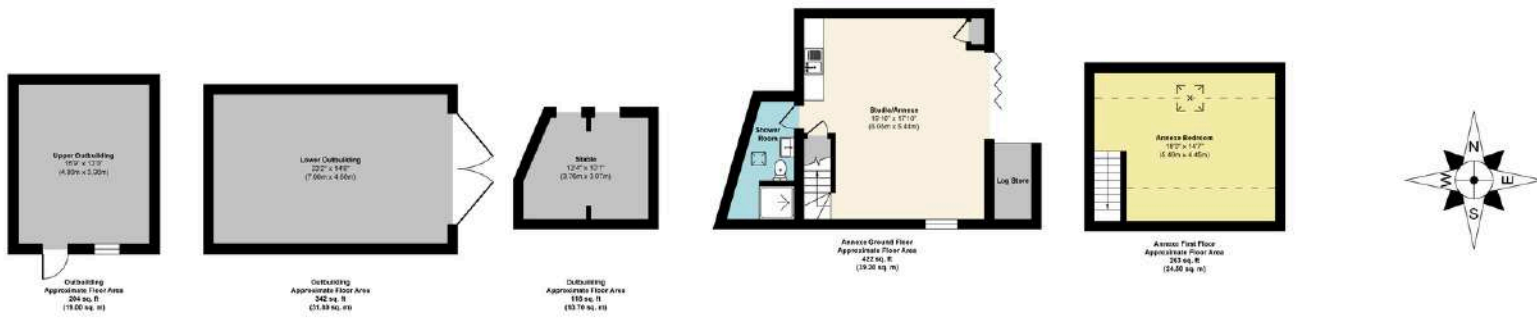
Upstairs

The principal suite is exceptional. Vaulted ceilings and full-height glazing create a remarkable feeling of space and openness, while sliding doors lead directly onto a private roof terrace and green roof garden overlooking the landscape below. A walk-in wardrobe, dressing area and luxurious marble en suite complete a suite more reminiscent of a boutique hotel than a traditional country home. Four further double bedrooms are arranged around a generous landing and seating area, with additional bath and shower rooms finished to an equally high standard.

Outside

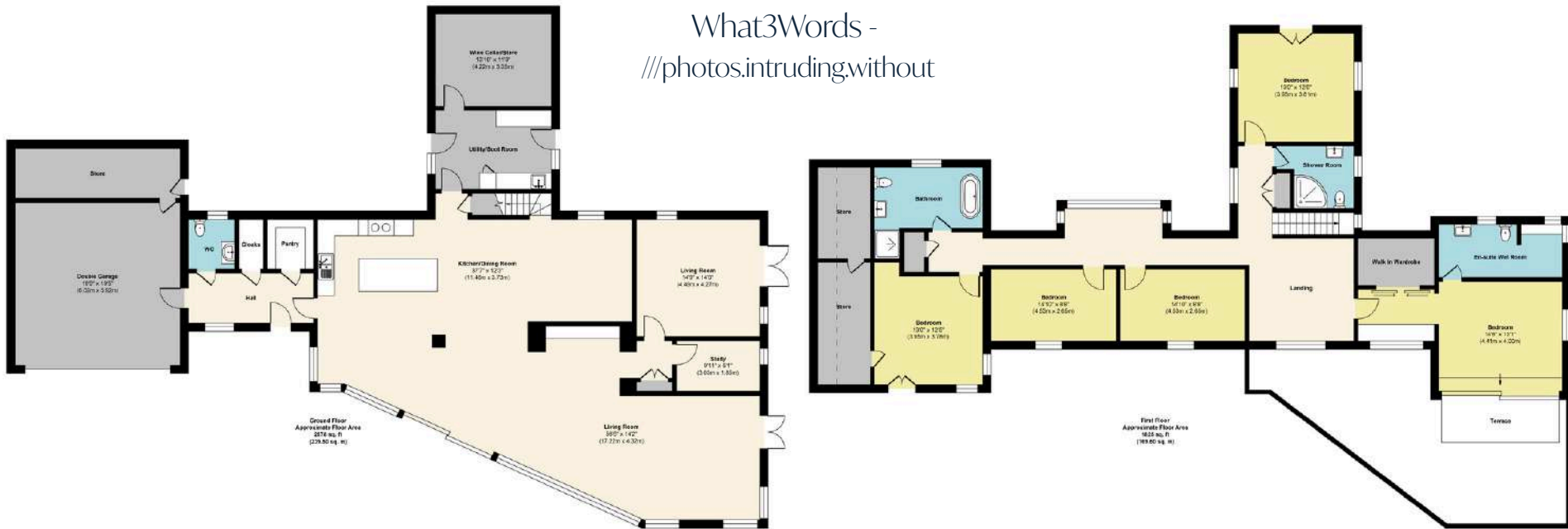
A detached two-storey annexe with kitchenette, shower room and wood-burning stove creates ideal ancillary accommodation for guests, multi-generational living, home working or wellness use. Additional outbuildings include a barn, workshop and greenhouse, while gently sloping lawns, wild meadow and raised beds provide a balance between formal gardens and natural landscape, all within 2 acres. A private footpath even leads directly down into the village itself.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(63-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		79	82
		EU Directive 2002/91/EC	

What3Words -
 ///photos.intruding.without



Approx. Gross Internal Floor Area 4403 sq. ft / 409.10 sq. m (Excluding Outbuilding & Annexe)

Illustration for identification purposes only, measurements are approximate, not to scale.

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About the area

West Horrington

Set in a quietly elevated position on the eastern fringes of the Mendip Hills, barely two miles from Wells - England's smallest cathedral city - yet with a character entirely its own. The village is well-regarded and genuinely sought-after, served by the highly regarded Horrington Primary School and surrounded by footpaths that connect to Pen Hill and the wider Mendip AONB.

Wells itself provides everything from Waitrose to independent restaurants, a bustling market, and Wells Cathedral School. Bath and Bristol are both within comfortable commuting distance, and Castle Cary offers mainline rail connections to London.



Somerset

A mesmerising county nestled in the scenic south west of England.

Famed for attractions like Glastonbury Tor, Wells Cathedral, Cheddar Gorge & Caves, The Levels and of course, The Mendip Hills Area of Outstanding Natural Beauty.

Somerset is a rural area, with plenty of farming and is well known for the production of cheese and cider.



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International audience

local knowledge

