



Hutton Court, 38 Church Lane, Hutton, Weston-super-Mare, North Somerset, BS24 9SN



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

FOR SALE BY PUBLIC AUCTION

Subject to reserve, conditions of sale and unless sold otherwise

*Auction Guide Price £1,200,000 Plus

For sale by Public Auction on Thursday 16th May 2024 at Leigh Court, Pill Road, Abbots Leigh, Bristol, BS8 3RA and online at 7.00pm.

Step into Hutton Court, a prestigious and commanding, Grade II* Listed gentleman's residence steeped in rich history, nestled on circa 4.19 acres plot complete with a timber stable barn block and barn.

Once belonging to the Abbey of Glastonbury just before the Norman Conquest, this remarkable property is a former Manor House presented as an end of terrace over three stories and featuring six bedrooms. To the downstairs accommodation; an impressive entrance area, living room with dual aspect, sitting room, study, dining hall, garden room, kitchen, utility and cellar room. The baronial hall was built in the late 15th and early 16th Century which is still evident today with the oak beamed and panelled roof with its carved figures. A spiral staircase ascends to the second floor leading to the first three bedrooms, a shower room, bathroom. The upper floor houses the final three bedrooms and a second spiral staircase continues to rise to the top of the turret and flat roof area. It has been suggested that the tower was erected as a watch tower in troubled times when there were many minor revolts.

Hutton Court welcomes you with a prestigious entrance with metal gates and stone pillars as you make your way onto the hedge lined driveway. There is a gravelled area which provides ample off street parking. With the gardens mainly laid to lawn, there is a fantastic display of mature trees, shrubs and hedging along with a dilapidated stone structure that provides an exciting opportunity to develop further. A track leads to a level area with a timber barn and useful workshop storage. Further stables and land complete the outside.





The home exudes an abundance of character throughout, with beam features, open fireplaces adorned with stone surrounds, parquet flooring and vaulted ceilings soaring overhead. Its architectural evidence suggests origins dating back to the late 15th century, with the earliest documented reference tracing back to 1529.

The delightful village of Hutton, located on the Western edge of the Mendip Hills has a wonderful range of local amenities including a local food takeaway service, a church, a charming pub and a primary school. The village is surrounded by beautiful open countryside and there is a comprehensive range of preschool, primary and secondary education available in the area. A local bus service is available in Hutton village providing access to the surrounding district and for those travelling further afield there are mainline railway connections at Weston-super-Mare and Worle Parkway providing access to Bristol Temple Meads, London Paddington and other major towns and cities. Access to the M5 Motorway network is available at Junction 21 (St Georges). EPC Exempt, Council Tax Band G.



Auction Details:

- **Venue:** Leigh Court, Pill Road, Abbots Leigh, Bristol, BS8 3RA (there is plenty of free parking)
- **Date:** Thursday 16th May 2024
- **Start Time:** 7:00pm
- **Bidding Options:** In room, online, proxy, telephone

*Guides are provided as an indication of each seller's minimum expectation, they are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure guide.

Accommodation

Entrance

As you approach the property there is a timber door in vestibule area with timber framed single glazed sash windows and door to hallway.

Entrance Hallway

Doors to rooms, an impressive entrance area, radiator, characterful shelving coving and ceiling features, ceiling light. There is a useful storage cupboard with ceiling light and fitted shelving.

Living Room

With dual aspect timber frame single glazed windows, part panel walls and timber shuttering, ceiling beam features, open fireplace, radiators and ceiling lights.

Sitting Room

Two timber frame single glazed windows, built-in storage cupboard, panelled walls, fitted bar, open fireplace, wall lighting.

WC Facilities

Offering both male and female cubicles, wash hand basin, radiator and various lighting.

Study

Timber frame single glazed window, metal door to storage cupboard, ceiling light.

Dining Hall

An impressive dining hall with parquet timber flooring, timber framed single glazed windows and door to garden room/conservatory. Open fireplace and stone surround, a fantastic vaulted ceiling feature and ceiling light, radiators.

Garden Room / Conservatory

Fantastic garden room with various timber frame single glazed windows and windows, doors to garden, radiators and wall lighting.

Kitchen

With tiled flooring and various freestanding kitchen units, stainless steel sink and drainer, 'Range' style gas fired double oven, door to inner hallway, skylight window, door to rear pot wash area, ceiling light.

Utility / Pot Wash Area

A stainless steel sink and drainer, floor units and fitted shelving, skylight window, wash hand basin and ceiling light.

Inner Hallway

Stairs leading down to cellar rooms, walk-in style fridge (not tested), door to entrance hallway, ceiling light.

Wine Cellar

Useful cellar and storage rooms.

A spiral staircase rising from the entrance hallway to the first floor landing





First Floor Landing

With doors to first floor rooms, radiator and wall lighting.

Bedroom One

Various timber framed single glazed windows and decorative panelling surround, panelled walls, open fireplace and decorative surround, radiator, ceiling lights, door to ensuite bathroom.

Ensuite Bathroom

Steps down to the bathroom area with a low-level WC, panelled bath, wash hand basin and pedestal, timber framed single glazed fixed window, radiator, wall light.

Bedroom Two

A timber framed single glazed window, radiator, coved ceiling and ceiling light.

Bedroom Three

Two timber framed single glazed windows, panelled walls and decorative coving, built-in storage cupboard, radiator, wall lighting and door to ensuite.

Ensuite

A low-level WC, wash hand basin and pedestal, tiled bath with shower attachment over, radiator, extraction fan, ceiling spotlights.

Utility Area

Timber single glazed sash window, worktop with a stainless steel sink and drainer, ceiling light.

Shower Room

A low-level WC, wash handbasin over worktop, enclosed shower, radiator, extraction fan, ceiling light.

Bathroom

A low-level WC, timber framed single glazed window, radiator, panel bath with shower attachment and glass screen, wash handbasin and pedestal, ceiling light.

Boiler cupboard

A floor standing boiler, two hot water tanks, part sloping ceiling and ceiling light. Space and plumbing for appliance.

From the first floor landing there is a door and spiral staircase rising to the upper floor.

Bedroom Four

A timber framed single glazed window, panelled walls, built-in storage cupboard, ceiling light.

Loft Room

With sloping ceilings, skylight windows, radiator, access to the loft area, ceiling light.

Bedroom Five

Timber framed single glazed window, radiator, ceiling light.

The spiral staircase continues to rise to the top of the turret and flat roof area.



Outside

Driveway Entrance

A prestigious entrance with metal gates and stone pillars and walling, the laurel hedging lined driveway leads to a gravelled area providing ample off-street parking. The former gardens are lawns mostly grass with a fantastic display of mature trees, shrubs and hedging.

In the ground is a dilapidated stone structure, providing an exciting opportunity to develop further.

Barn / Workshop

A track leads to a level area with timber barn and useful workshop storage. A concrete base, two separate timber doors for access.

Stables and Land

A Tack Room and storage and area laid to concrete.

Tenure

Freehold.

Services

Unknown.

Please Note

If you are attending the auction in person there is plenty of free parking at the venue.

The integrity and structure of the property is 'sold as seen' and in addition there may well be some fixtures, fittings and chattels left at the property which will become the responsibility and ownership of the purchaser upon legal completion of the transaction.

Please note that Hutton Court is attached to two other properties.









Approximate total area⁽¹⁾

2979.2 ft²

276.78 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

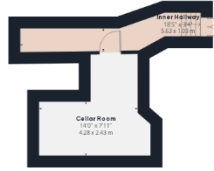
Built In Storage5'3" x 3'4"
1.62 x 1.02 m**Ensuite**4'9" x 7'4"
1.45 x 2.24 m**Utility Area**5'0" x 6'8"
1.53 x 2.03 m**Bedroom**15'7" x 15'10"
4.76 x 4.85 m**Shower Room**4'3" x 6'10"
1.30 x 2.09 m**Bathroom**9'0" x 6'10"
2.76 x 2.09 m**Bedroom**15'9" x 10'0"
4.81 x 3.07 m**Hallway**20'5" x 2'9"
6.23 x 0.85 m**Boiler Cupboard**10'1" x 8'7"
3.08 x 2.62 m**First Floor Landing**7'2" x 5'7"
2.19 x 1.72 m**Bedroom**15'8" x 19'3"
4.79 x 5.88 m**Ensuite Bathroom**9'7" x 8'5"
2.94 x 2.59 m**Approximate total area⁽¹⁾**1328.29 ft²123.4 m²**Reduced headroom**29.91 ft²2.78 m²

(1) Excluding balconies and terraces

⋮ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360**Floor 1**



Floor -1



Floor 0



Floor 1



Floor 2



Floor 3



Floor 4

Approximate total area⁽¹⁾

5066.84 ft²

470.72 m²

Reduced headroom

108.88 ft²

10.12 m²

(1) Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Hutton

Education Facility

Area: Circa 4.19 acres
(1.696 ha)

N.B. The auctioneer has not tested any apparatus, equipment fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain their own verification by way of survey/electrical/plumbing/soil and asbestos survey. We advise that you check the legal pack and contracts for any additional costs which may apply to the purchaser.

Tenure: Freehold

Viewings: By arrangement with agent only

Conditions of Sale: From Solicitor: Mrs Deborah Stone of Wards Solicitors

Email: Deborah.Stone@wards.uk.com

Telephone: 01934 413 535

Buyer's Premium:

All bidders will be required to produce two forms of identification at registration prior to auction. The purchaser will be required to pay the Buyer's Premium of £1,000.00 plus VAT (£1,200.00). This can be paid by bank transfer or cheque. Cheques for the Buyer's premium should be made payable to David Plaister Limited.

David Plaister Limited trading for themselves as Agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and therefore do not constitute any part of any contract. David Plaister Limited or any employee thereof do not have authority to make or give any warranty, guarantee or representation whatsoever in relation of this property.



Company Registration No. 08744483 VAT No. 173 8517 84

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

12 South Parade, Weston-super-Mare,
North Somerset, BS23 1JN

01934 815 053 info@davidplaister.co.uk

www.davidplaister.co.uk

IMPORTANT NOTICE TO BE READ BY ALL BIDDERS

1. Unless otherwise announced at the time of the auction each lot is sold subject to the Conditions of Sale (Auctions (Bidding Agreements Act 1969) and to the Special Conditions of Sale to each lot along with the conditions contained in this Notice numbered 1-21 inclusive.
2. Prospective purchasers shall be deemed to have inspected the relevant property and made all usual and necessary searches and enquiries with all relevant authorities and other bodies.
3. Prospective purchasers shall be deemed to have checked the legal documents and contracts for any additional costs which may apply to the purchaser.
4. Subject to the General and Special Conditions, as soon as the Auctioneer's hammer falls on a bid the successful bidder is under a binding contract to purchase the relevant property.
5. Following the fall of the hammer, the successful bidder must immediately present to the Auctioneer's Clerk his/her name and address and if appropriate, the name and address of the person or company on whose behalf he/she has been bidding and in default of such information being provided at once, the Auctioneer shall be entitled to re-submit the property for sale.
6. Prospective purchasers are strongly advised to check the property particulars as to measurements, areas and all other matters to which the properties are expressed to be subject to or have the benefit of and in respect of any contents, fixture or fittings, expressed to be included in the sale by making inspection of the property and all necessary enquiries to David Plaister Limited, the vendor, the vendors appropriate advisers and all other appropriate authorities. All measurements and areas referred to in these and all other particulars are approximately only.
7. All location plans published in the Particulars of Sale are to enable prospective purchasers to locate the property only. The plans are photographically reproduced and therefore not to scale and are not intended to depict the interest to be sold and are expressly excluded from any contract. Any arrow on photographs are again only to enable prospective purchasers to locate the property and are not intended to depict the interest to be sold.
8. The right is reserved to sell any lot or lots or any part of any lot before the auction, to alter the order of sale or to amalgamate lots or divide lots or to withdraw the whole or any parts thereof.
9. Each lot is sold subject to a reserve price and the vendor reserves the right to bid up to the reserve price through the Auctioneer at the auction.
10. Should any dispute arise between the vendor and the purchaser before completion, as to any point whatsoever contained in the property particulars or as to their interpretation of the matter in dispute, it shall be referred to the Arbitration of the Auctioneers whose decision shall be final and binding on all parties and who shall decide how the cost of such reference shall be borne.
11. Prospective purchasers are strongly advised to view the Special Conditions of Sale and additional information appertaining to each lot which are available separately from the relevant Auctioneer's office or the offices of the acting Solicitors.
12. **Prospective purchasers are reminded that no questions will be taken after the commencement of the sale. The Auctioneers and Solicitors will be available approximately half an hour prior to the commencement of the sale to answer any last minute queries. However, prospective purchasers are strongly advised to make any enquiries before the day of the sale.**
13. Bids will be regulated entirely at the discretion of the Auctioneer.
14. **Methods of payment: If you are intending to bid at the auction, acceptable methods of deposit payment are; cheques drawn on a UK bank, a bankers' draft, solicitor's client account cheque or a building society cheque.**
15. Deposits: Each buyer will be required to provide a minimum deposit of £2,000 (two thousand pounds) or 10% of the purchase price, whichever is higher. Separate deposits will be required for each Lot purchased.
16. If you are bidding by proxy, telephone or internet then all deposit funds must be cleared and received into our client bank account no later than 5pm the day before the auction. *(This is a strict and adhered to policy).*
17. Buyer's Premium is applicable to ALL LOTS. The successful buyer will be required to pay a Buyer's Premium of £1,000.00 + VAT (£1,200.00 including VAT) to the auctioneers upon exchange of contracts. This applies to each purchase and supersedes any references to alternate costs in the legal documentation for the Lots. This premium is unequivocally payable when the property is purchased prior to the auction/at the auction/subsequent to the auction.
18. **Prior Sale.** Under no circumstances will the property be sold within 10 days of the auction date.
19. Block viewings apply to auction properties. Contact the office to register your interest and to find out when the viewings will take place. No viewings will take place at the property on the day of the auction. *(This is a strict and adhered to policy)*
20. The auctioneer has not tested any apparatus, equipment fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain their own verification by way of survey/electrical/plumbing and asbestos survey.
21. The Buyer is responsible for Insurance of the building from the fall of the Auctioneer's hammer. It is prudent to make arrangements for this to be put in place prior to the Auction.