

LODESTONE



“Somerset Farmhouse near Batcombe, Bruton”





Somerset Farmhouse

Address upon application

Guide Price £1,600,000

5 
Bedrooms

3 
Bathrooms

3 
Receptions

PROPERTY FEATURES

- Beautifully presented 5 bedroom farmhouse
- Detached ancillary outbuilding with 5 rooms
- Further outbuilding - providing potential use for party barn, studio or home office
- Close to village, yet private
- Potential for letting income
- Attractive valley and hamlet
- South facing





A beautifully presented period farmhouse with detached ancillary outbuilding with five rooms and a further converted outbuilding. The property has been subject to a sensitive refurbishment and has a wonderful position close to the village in a stunning valley. The second additional building is a period oak framed smaller outbuilding and provides a potential studio, party barn or home office. The house is situated less than a mile from Batcombe in a valley hamlet setting and minutes from Bruton and Castle Cary by car.

The front door opens beneath a charming porchway to a fine hall with attractive exposed stone walls and original flagstones underfoot. The sitting room is elegantly furnished with a wood burning stove positioned within a handsome fireplace, a solid oak floor, and beautifully proportioned period south facing sash windows that allow natural light to pour into the room. Also adjacent to the hall is a fabulous, open plan dining area that extends into the kitchen and beyond. A second wood burner warms the room and looks out over a stunning French limestone floor whilst double doors open directly to the garden. The kitchen itself is beautiful with hand crafted units that extend beneath fine granite worktops and house a Belfast sink and a range cooker that comes with a modern extractor fan. Running from the kitchen is a spacious and comfortable family room defined by some impressive green oak beams that rise to the apex of the ceiling and mirror a fabulous solid oak floor; once again, double doors open to the garden. Taken together, these three rooms offer the perfect space to entertain up to seventy people in some style. Completing the ground floor is a conveniently situated and well-equipped utility room accessed from the kitchen.

The main staircase rises from the hall to the first floor and a landing area. The principal bedroom suite impresses with both a dressing room and an en-suite bathroom. At the other end of the house, a second bedroom also comes with an en-suite bathroom and another flight of stairs that wind their way down to the kitchen.





All the bedrooms are presented in immaculate condition with new carpets and all come with picturesque views of the garden and southerly views across the countryside. The contemporary styled bathrooms are beautifully appointed with travertine marble tiles, oversized showers and premium fixtures and fittings.

Ancillary Space

The largest second building provides 5 rooms of extra space, a hall and a stylish shower room. The largest room is some 10 metres long and has an oak A frame construction with a solid wood oak floor and an Esse cooker/hob. The building has been very well insulated and is screened from the main house by mature shrubs and has its own private parking. It provides ancillary space for guests and family or, subject to any consent required, could provide a letting income opportunity. This building is served by its own individual electricity supply and separate internet communication.

The third building is smaller and could be used as a studio, party barn or home office and is believed to date from the 1800's. It is divided into two rooms currently with a log burner and grey slate floor. This building has also been well insulated and opens onto a middle south facing sheltered patio which is a sun trap and ideal for entertaining. This third building is part stone and part 'solid oak' clad which has been allowed to weather naturally to complement the elegance of the double roman tiles which are typical of Bath and Somerset.

Outside

Adjacent to the house is a south facing lawn that sweeps away from a paved terrace, the perfect place for al fresco dining on a summer's evening. The garden that rises up the hill to the East has been divided into several levels





that include an area currently used to play football and that we understand from the vendor could convert to a tennis court. The landscape is enriched with a variety of trees and sheltered by a boundary of mature hedging.

There is also scope and space to install a swimming pool in the grounds if desired.

Situation

This farmhouse is ideally located in a valley near Bruton and Batcombe, one of Somerset's most desirable villages. It is situated in an elevated position off a quiet road and as such, enjoys stunning views of the surrounding countryside. It is totally secluded and offers complete privacy with no road noise or light pollution.

Batcombe itself is a bustling community with a village hall that hosts cinema evenings, yoga and exercise classes and other such events - the Three Horseshoes, is a highly regarded gastro pub. A new addition to the village is a fresh milk vending machine recently installed by a local farmer and offers local produce.

Nearby Bruton is a desirable and popular town in the heart of the Somerset countryside. The town has several well-known restaurants, pubs and bars including The Old Pharmacy, At the Chapel, Briar and the Italian, Da Costa, located at the world-renowned Hauser & Wirth Gallery. The town also has a doctors' surgery, pharmacy, vet, library, post office, several mini supermarkets, fuel station and numerous independent shops. Also nearby is the very pretty town of Castle Cary, which offers a weekly local produce market and the independent town of Frome with its weekly Farmer's Market and a highly acclaimed monthly Artisan Market. Additionally, The Newt is a country estate with magnificent woodlands, gardens and eateries lies less





than 20 minutes away. (<https://thenewtinsomerset.com/>) The Creamery is an additional café, owned by The Newt, and located at the train station.

Schools

The area is renowned for its excellent schools which include primary and secondary state schools in Bruton and Frome.

The well-regarded prep schools of All Hallows and Hazlegrove are nearby as well as other independent schools that include Sherborne, Kings Bruton, Millfield and Downside.

Castle Cary railway station provides services to London Paddington and London Waterloo. The A303 (M3) links to London and the wider motorway network - the A36, M4 and M5 are all within easy reach. The historic city of Bath and fashionable city of Bristol are respectively 30 minutes and an hour from Batcombe.

Viewing by appointment only

Material Information

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance

PART A

Local Authority: Somerset
Council Tax Band: G
Guide Price: £1,600,000
Tenure: Freehold

PART B

Property Type: Detached
Property Construction: Standard
Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls
Electricity Supply: Mains
Water Supply: Private
Sewerage: Private
Heating: Oil
Broadband: Please refer to Ofcom website.
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>
Mobile Signal/Coverage: Please refer to Ofcom website.
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>
Parking: Multiple cars

PART C

Building Safety: N/A
Restrictions: N/A
Rights and Easements: N/A
Flood Risk: Surface water – low / Rivers and seas – very low
Coastal Erosion Risk: N/A
Planning Permission: N/A
Accessibility/Adaptations: N/A
Coalfield Or Mining Area: N/A
Energy Performance Certificate: D

No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.

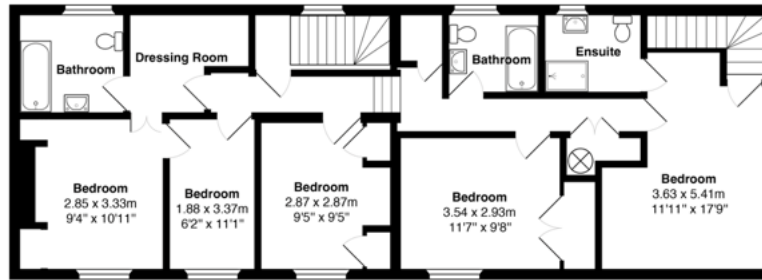




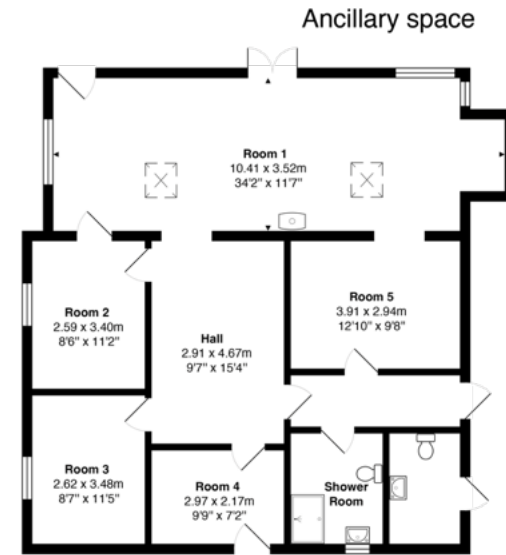
Approximate gross internal floor area of main building - 226.9 m² / 2,441 ft²

Approximate gross internal floor area of ancillary space - 147.3 m² / 1,586 ft²

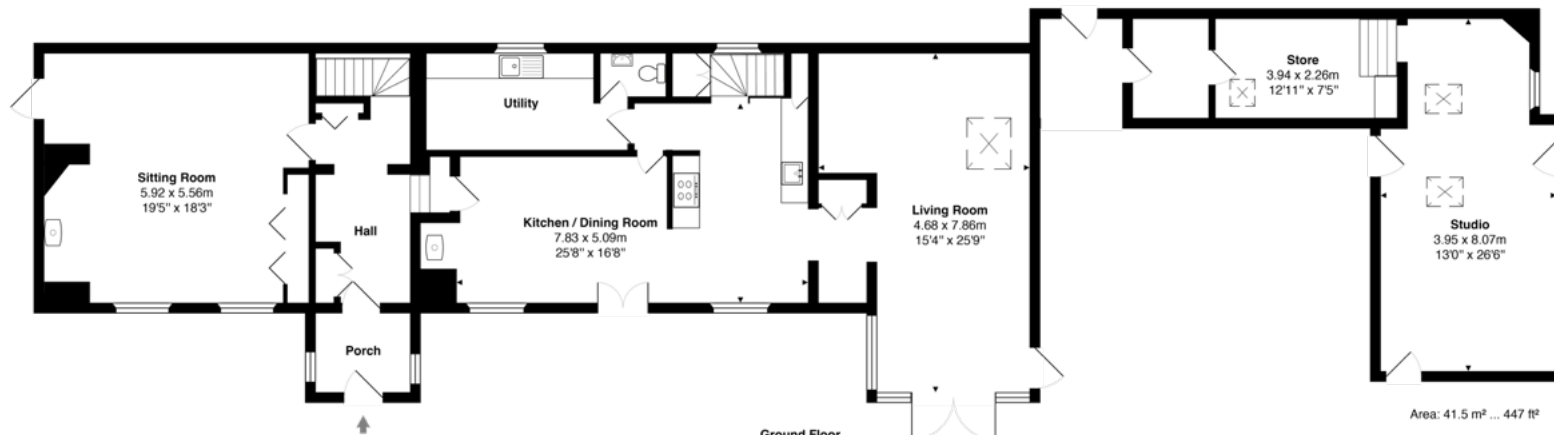
Approximate gross internal floor area - 374.2 m² / 4,027 ft²



First Floor
Area: 94.0 m² ... 1011 ft²

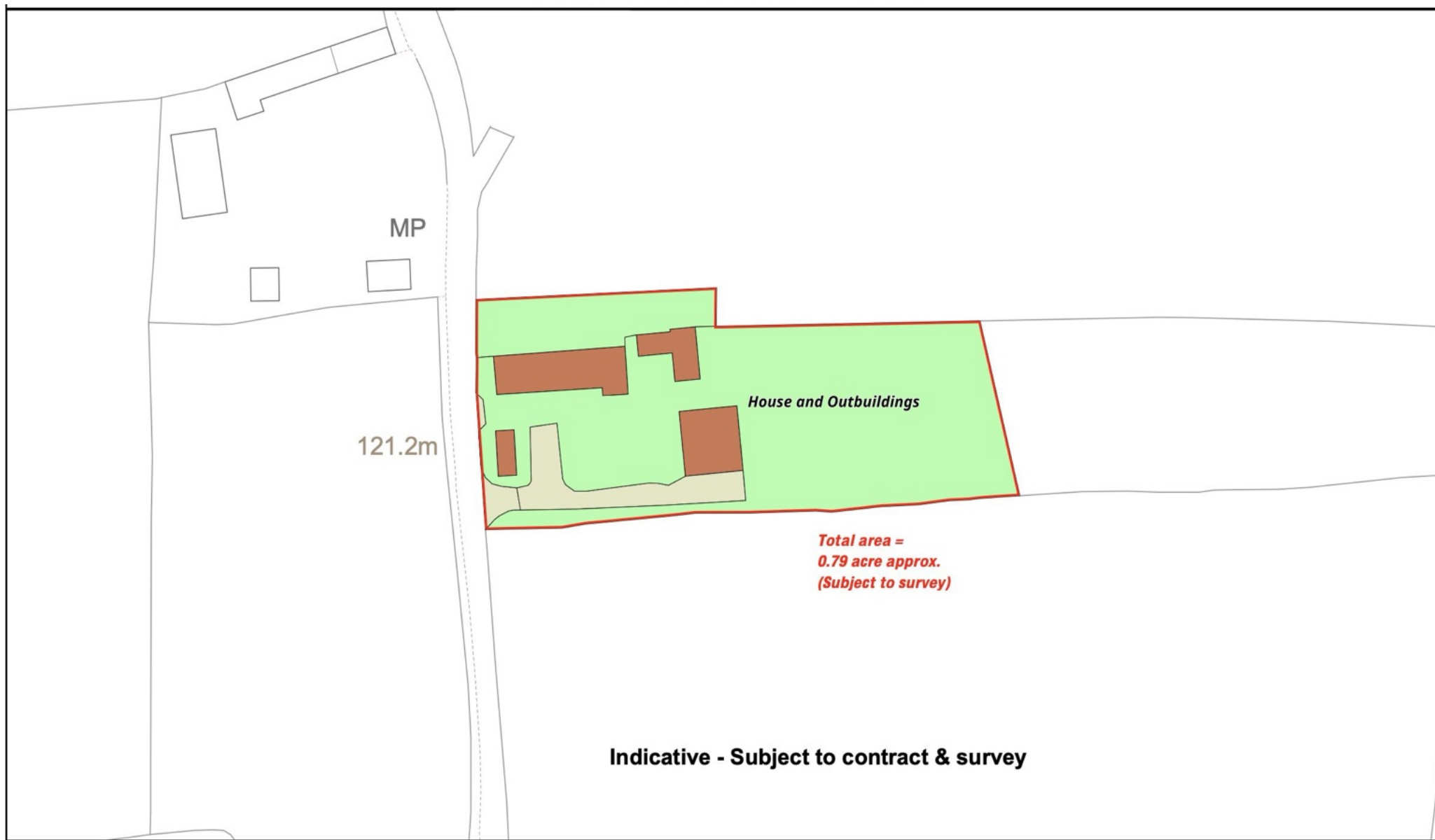


Ancillary space
Area: 105.8 m² ... 1139 ft²



Ground Floor
Area: 132.9 m² ... 1430 ft²

Ancillary space
Area: 41.5 m² ... 447 ft²



Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

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