ROOKERY FARM
ASHWICK • OAKHILL • SOMERSET

Wells 6.5 miles • Bath 14.5 miles • Bristol 16 miles
(Distances are approximate)

A wonderful family home in a private setting, offering extensive gardens and grounds with modern barn/hanger, swimming pool and tennis court.

Porch • Entrance hall • Dining room • Great hall • Sitting room • Family room • Orangery
Breakfast room • Kitchen • Utility room / boot room • Home office • 2 cloakrooms

Master bedroom suite with bathroom and dressing room • 5 further bedroom suites

Formal gardens • Mediterranean garden • Parkland • Swimming pool • Pool room • Tennis court • Paddocks

Large modern barn / helicopter hangar

About 18.37 acres (7.43 hectares)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.
Situation and Amenities

Rookery Farm stands in a private rural position to the west of the village of Ashwick. To the north is the village of Gurney Slade with village stores and a post office and to the south lies the larger village of Oakhill which has a church and primary school. The cathedral City of Wells has a wide range of day to day amenities. The City of Bath with its world-famous Roman Baths is regarded as a cultural hub in the southwest and with Bristol, provides first class shopping, cultural, educational and leisure facilities. Babington House and Spa is also within easy driving distance.

Communications in the area are excellent with the A37 not far away. A fast speed train service runs from Castle Cary (10 miles) to London Paddington taking approximately 90 minutes. Alternatively there is a service from Bath Spa taking approximately 85 minutes. Bristol Airport is 17 miles away offering an excellent selection of chartered national and international flights.

Sporting facilities in the area include golf at Wells, Maesbury Castle, Castle Cary and other local courses and racing can be found at Wincanton, Bath and Salisbury. The property lies within the Mendip Hunt Country. Shooting and fishing are also available locally.

There are several exceptional schools nearby including Millfield, Downside, Wells Cathedral School, the Bruton schools, the Sherborne schools plus a number of highly regarded schools in Bath and Bristol.
Rookery Farm

Rookery Farm is an appealing 19th Century former farmhouse. The house is constructed of stone elevations under a tiled roof with dormer windows. A triple height gable stands on the west front with the porch at its base. Extended in the 1980s and again in the last couple of years by the current owners, the house has been considerably improved to create a fantastic family house with spacious reception rooms and plenty of accommodation.

The charming accommodation is well appointed throughout. Architectural details have been enhanced or created by a master craftsman and include a handsome stone bay onto the dining room, a Clive Christiansen kitchen and beautiful oak joinery throughout including bookcases, window sills and bathroom cabinets.

The porch leads into the light and spacious entrance hall, lying at the heart of the house, linking all principal rooms including a new orangery which was designed and built by the current owners. A breakfast room adjoins the bespoke fitted kitchen, with vaulted ceiling and French windows leading onto a wide south-facing terrace. The dining room occupies a prime position, with large bay window and fine views over the gardens to the south, whilst the sitting room is fitted with an antique pine bookcase with cupboards and is a cosy room in the evening. A large cloakroom has a separate WC.

The considered improvements to the property continue, where the owners have rebuilt and converted a barn. It is linked to the main house by a glass atrium and courtyard hall, creating a new wing with the great hall at its heart, a stunning reception room with double height vaulted ceiling and plenty of light, flowing space. As part of this conversion, they have also created a large utility / boot / dog room, a further family room, home office and two new bedrooms with en-suite shower rooms.

They have also remodelled the bedroom accommodation on the first and second floors, creating a sumptuous master bedroom suite and enhancing the size of other bedrooms. The work included the relocation of the staircase linking first and second floors, which has been done sympathetically and to a very high standard. In total there are now six bedroom suites.
Approximate Gross Internal Floor Area
Main House: 749 sq.m (8,065 sq.ft)
Outbuildings: 21 sq.m (232 sq.ft)
(Excluding Pool)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
Gardens and Grounds
Stone gate pillars with ornate automated gates open onto a long gravel drive. The drive runs through an avenue of copper and variegated green Maples, past a lake with island, to a turning circle and parking at the front of the house, walled on all sides with perennial and shrub planting. It is a wonderful approach to this fine family house.

The house stands proudly in the centre of its land, surrounded by gardens planted with a variety of specimen trees. The orangery opens onto a large flagstone terrace which wraps around the southern façade and leads onto a large area of lawn. Between the orangery and kitchen is a wide area of terrace, ideal for alfresco dining. A gentle slope leads via a flight of stone steps to the pleasure garden. Formal flagstone walls and edges are planted with clipped box and surround an attractive water feature; this is the centre piece of a garden lighting scheme designed by Bruce Munro. Adjacent to this formal garden is the swimming pool with an automated solar retractable cover. A hot tub with cedar wood frame is set into the bank and the pool room provides convenient changing facilities and a W.C. A children’s garden hut and play area are just beyond the hot tub. There is a hard tennis court to the east. There are three paddocks, one of which lies on the far side of a track.

The owners have recently also created a delightful ‘Mediterranean’ walled garden to the east of the new wing. This beautifully designed space is incredibly peaceful and a wonderful entertaining space.

Modern barn / Helicopter hangar
A spur off the main drive continues up to the large modern barn / hangar to the northeast. Set away from the house, it comprises a detached modern steel-framed portal-span barn with a large front area of hard standing and automated sliding doors. The building is fully insulated in Heritage green and fitted with a climate controlled heating system. It was designed as a helicopter hangar but suits a wide variety of uses, including stabling, garaging or storage.

The hangar is currently divided into two, the smaller part of which (51’ x 20’) also has a large mezzanine store area and is retained by the owner, used for stores, garaging and a gym. The larger part (51’ x 82’) is currently let out to a commercial tenant, generating about £30,000pa.
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General Remarks and Stipulations

Method of Sale

The freehold of Rookery Farm is available for sale by private treaty with vacant possession on completion.

Services


Fixtures and Fittings

All items usually known as tenants’ fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary and machinery.

Local Authority

Mendip District Council: 01749 648999.

Directions (BA3 5BS – but please follow the directions below)

From Bath take the A367 towards Shepton Mallet. On entering Oakhill, turn right opposite All Saints Church, proceed for about 150 yards and turn right into Zion Hill. Proceed up the hill and leave the village. Go straight across the crossroads and after a short distance, you will pass the secondary gated entrance to Rookery Farm on your right. A little further up the lane and the iron entrance gates to Rookery Farm will be found on the right.

Viewings

Strictly by appointment with the sole agents Knight Frank LLP.