



Walnut Tree Farm

Lyatts, Hardington Moor, Yeovil, Somerset, BA22 9NR

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A beautifully located small farm (subject to an agricultural occupancy restriction).

- Rural Location
- Approximately 8 Acres in All
- Four Bedrooms
- Range of Outbuildings

Guide Price £795,000

Property

Walnut Tree House was built in the late 1990's of hamstone elevations with brick dressings under a tiled roof. The accommodation is well appointed with a versatile layout.

On the ground floor the two reception rooms have bay windows and the sitting room a triple aspect. Also on the ground floor is a partly self-contained guest suite with bedroom/sitting room and an en-suite shower room.

The first floor accommodation comprises two large double bedrooms, each with their own dressing areas, and the master with an en-suite bathroom. On the top floor is a third bedroom and a flexi-room.

The buildings stand to one of the residence and are approached by a spate spur off drive. The arrangement within the covered yard is such that the building is readily partitioned depending on the new owner's requirements. The land offers a good degree of seclusion and stretches principally to the south and west.





Outside

Hamstone walling and pillars flank an entrance drive with a stream and stand of trees to one side of the ranch fencing to the other, sweeping round to a graveled parking and turning area at the front of the house. Lawns surround the house on all sides set with a variety of established trees and shrubs. Outside floodlighting. To the rear and south is a secluded terrace/entertaining area with lighting and hose tap.

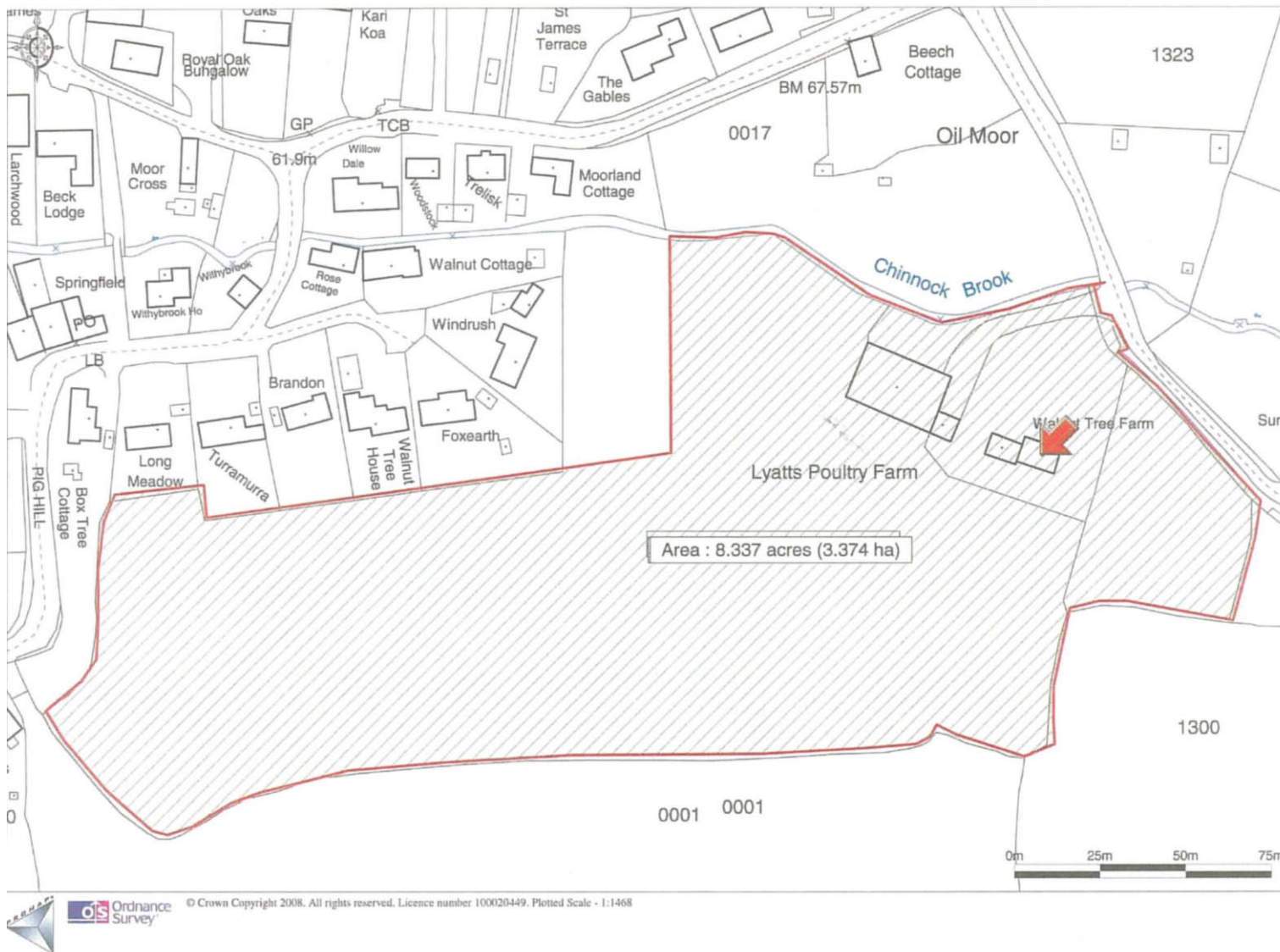
A spur off the drive leads to the farmyard comprising concrete hard standing around which are arranged from farm buildings. These comprise a six bay covered yard 86' x 55' approximately overall, ideal for partitioning into American style stabling together with an adjacent block comprising a farm workshop and office. Screened storage area.

The land comprises a small paddock adjoining the garden with gated access to the lane together with a main enclosure down to permanent pasture. In all the property extends to just over 8.3 acres.

Surrounding Area

The property is peacefully tucked away in a secluded spot off a tiny country lane on the fringe of the villages of Hardington Mandeville and Hardington Moor. The villages are set in a lightly wooded valley and have a church, two pubs and a post office store. Whilst giving the feeling of being tucked away, the property is in fact only a few minutes away by car from the regional centre of Yeovil and within commuting distance of Taunton, Sherborne and Crewkerne and Dorchester. A number of the areas well known independent schools are also within easy reach. There is a mainline railway station at Yeovil connecting with London Waterloo. The A303 can be joined to the north of Yeovil giving good access to London and the Home Counties along the A3/M25 route.





Directions

From the centre of Hardington Mandeville with The Mandeville Arms on your left and the telephone box on your right, proceed through the village passing the church and village hall. Proceed down the hill into Hardington Moor, passing the post office stores on your left and the Royal Oak pub. Continue in the Yeovil direction and then take the next turning right signposted Lyatts/Pendomer. Proceed down the lane and the entrance to Walnut Tree Farm will be seen as the first opening on the right hand side.

Local Authority

South Somerset District Council
Council Tax - Band E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(56-68)	D		62
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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