

# Sherborne Farm



Litton, Somerset







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## Litton, Somerset

A former farmhouse remodelled and refurbished to an exceptional standard by the current owners to create a wonderful family home with some magnificent period features. Sherborne Farm sits in a private and peaceful position with stunning views over the 10 acres that surround the house. The property benefits from not being listed.

### Ground Floor

Entrance Hall ♦ Kitchen/Breakfast Room  
Dining Room ♦ Drawing Room  
Family Room ♦ Boot Room  
Utility Room ♦ Home Office

### First Floor

Landing ♦ Five Well Proportioned Bedrooms  
Two Family Bathrooms ♦ One Shower Room

### Attic Floor

Loft Space Accessed from Bedroom Five

### Grounds

Four Stables ♦ Former Button Factory/Party Barn  
Well Maintained Swimming Pool with Pool House  
and Showers

Games Room ♦ Log Store  
Additional Storage Shed ♦ Cow Shed  
Tennis Court ♦ Woodland  
Gardens and Grounds

Set in approximately 10.28 acres

Wells 8 Miles ♦ Bath 15 Miles  
Bristol 14 Miles ♦ Bristol Parkway Station 21 Miles  
Bristol Airport 11 Miles





## Situation

Litton enjoys a strong community, with a church, village hall and public house, (due to reopen in February).

The neighbouring villages of Chewton Mendip and West Harptree boasts a good range of facilities including an excellent primary school, pre-school, village shop with post office.

The nearby Cathedral City of Wells offers further facilities including a twice weekly farmers market which is held around the stunning market square as well as many boutique shops and individual restaurants. The regional centre of Bristol is 14 miles to the north, whilst the Heritage City of Bath is 15 miles to the north east. Both offer a wide range of shopping, leisure and educational facilities. Babington House, a private members club is also nearby. ( Babington House is part of the London Soho group )

High speed rail services to London Paddington are available from Bristol and Bath and Bristol International Airport is 11 miles away.

The area is home to a fantastic range of schools in both the state and private sector.

Locally there is a variety of sporting and leisure facilities. Walking and cycling may be undertaken in the immediate locality. More formal pursuits may take place at the following locations:-

Cricket – Local club within the village

Leisure Centres - Wells.

Golf - Farrington Gurney, Mendip and Wells.

Sailing - Chew Valley Lake.

Fishing - Chew Valley and Blagdon Lakes.

Horse Racing - Bath and Wincanton.

## The Farmhouse

Sherborne Farm is approached via the attractive double gates which lead to a large turning circle directly in front of the house. On entering the driveway you immediately get a true sense of peace and privacy. This wonderful Farmhouse benefits from not being listed however has a wealth of history and many notable features throughout, including superb fireplaces and exposed beams. The current owners have undertaken sympathetic improvements to the property, transforming it into a practical and charming family home.

The recently installed Smallbone kitchen and breakfast room forms the focal point of the ground floor, and can be accessed



from the formal entrance via the long entrance hall, or via the secondary entrance through the boot room. The kitchen features a large central kitchen island and electric Aga.

Double doors lead out to a south west facing terrace which looks out over the garden and fields beyond. A doorway with a wonderful arched beam leads through to the older part of the house where you will find the dining room and drawing room.

According to English Heritage, the exposed beams date from the mid-14th century and are thought to be offcuts from the church.

The drawing room has a Jetmaster fire, and a fantastic stone surround fireplace with exposed beam above. A door leads out to a terrace with views towards the reservoir.

The practical elements of the house are found on the other side of the kitchen, where there is a substantial boot room, utility room and home office.

On the first floor, are 5 very well proportioned bedrooms. There is a large loft space accessed from bedroom 5, which offers lots of potential to any potential buyer.

### Gardens, Grounds and Outbuildings

Below the main house is the historically interesting former button factory, thought to be the oldest factory in the Mendip Hills. The original fireplaces can still be seen, and the building now lends itself as a fantastic party barn.

A games room and storage area sits immediately adjacent to the house and provides an opportunity to convert, subject to the necessary planning consents. There is mains power already connected to the building.

The swimming pool and highly impressive pool house is neatly tucked away, and provides a truly private space which contains a shower room, cloak room and Mediterranean style seating area overlooking the pool. The tennis court is positioned between the pool and the drive.

Sherborne Farm is well suited to equestrian needs, with 4 good sized stables, 2 of which have wonderful cobbled flooring.

The gardens surround the house and consist mainly of areas of lawn flanked by mature trees, hedges and stone walls.

A stream runs through the bottom of the garden, separating the gardens from field beyond. A bridge over the stream gives access to the field, which has superb views of both the house and the reservoir to the north. The 2.5 acre woodland to the south ensures privacy.





## General Information

**Tenure**  
Freehold

**Services**  
Mains water and electricity. Private drainage. Oil fired central heating.

**Local Authority and Council Tax**  
Mendip District Council Telephone 0300 303 8588  
Council Tax Band TBC

**Energy Performance Certificate**  
Rated F. A copy of the energy performance can be found at [www.killens.org.uk](http://www.killens.org.uk).

**Viewings**  
Strictly by appointment with the Vendors agent Killens 01749 671172

**Fixtures and Fittings**  
All those items usually regarded as retained to the vendors are specifically reserved out of the sale.

**Rights of Way**  
A public footpath crosses part of the land, please contact Killens for further details.

**Directions (BA3 4PS)**  
Take the A38 south from Bristol. At Barrow Reservoirs turn left onto the B3130 road signed Chew Magna. Drive through Winford and continue to a small roundabout. Turn right into Pilgrims Way. Follow this road until a small roundabout and turn right towards the Chew Valley Lake on the B3114. Pass the lake and turn left signed West Harptree. Having passed West Harptree/Spar Stores on your right, turn right, continuing on the B3114 towards East Harptree. Stay on this road for about 2 miles and turn left, ignoring the signs to Coley, into Whitehouse Lane which is unmarked. Follow the road around and the entrance to Sherborne Farm is seen on the left hand side.

APPROXIMATE GROSS INTERNAL FLOOR AREA  
(No less than)  
434 sq.m (4,676 sq.ft)  
Former Button Factory/Party Barn  
(No less than)  
47 sq.m (507 sq.ft)  
Out Buildings  
(No less than)  
221 sq.m (2,386 sq.ft)



- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2013.



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