

LODESTONE



Sunnyhill Farm, Babcary





Sunnyhill Farm

TA11 7EJ

5 
Bedrooms

3 
Bathrooms

4 
Receptions

PROPERTY FEATURES

- Magnificent 5 bed detached farmhouse
- Grade II listed
- 2.75 acres of picturesque gardens
- Wide range of outbuildings and workshops
- Stunning rural views
- Private drive
- Large terrace and AI fresco dining area
- Over 3000 sq. ft. of living accomodation





Nestled discreetly in the heart of rural Somerset, Sunny Hill Farm is a fabulous five bed family house with stunning views of the countryside that surrounds it. Situated entirely within its own land, the property affords complete privacy and is positioned at the end of a private drive. This beautiful property is noteworthy for its wide array of outbuildings, barns, workshops, and offices that all offer significant potential for redevelopment. Built by William Bartlett in 1810, this charming Grade II listed building was sympathetically upgraded in 1982 with a single storey extension and the current owner has created what is now a unique home.

The house is approached via gates and a private drive that culminates in a gravelled parking area to the North of the house. The original front door punctuates the Southern façade of the house and opens beneath a fine columned period porchway. In day to day use however, doors open to an elegant hall lit by recessed lighting and adorned with a beautiful, limed oak floor. Off the hall is a stunning sitting / dining room, a comfortable study, and a luxurious kitchen breakfast room at the heart of the house. The latter features shaker styled units that sit beneath glorious granite worktops and encompass a 5 hob rangemaster gas cooker with extractor fan. The island is illuminated by a trio of contemporary lights, comes with a sink, and doubles as a breakfast bar. A beautiful limed oak floor is warmed with underfloor heating and perfectly marries with a fabulous, exposed stone wall that lends the room real character. Fully glazed French doors lead directly to a pretty South facing terrace, perfect for Al fresco entertaining in the summer months. The sitting / dining room is no less impressive and is defined by two magnificent fireplaces positioned at each end of the room. Stone alcoves, oak beams, and





South Asian decorative pieces lend this beautiful room enormous character and charm.

The uninterrupted views to the South are sensational. Also on the ground floor are two bedrooms, a snug and a shower room. Bedroom 1 features built in wardrobes whilst bedroom 2 has a stone fireplace and double doors that open to the garden. Alongside, the bathroom is luxuriously appointed with limestone floors, a heated chrome towel rail, oversized square showerhead and tongue and groove detailed panelling. With its own access to the garden, this wing of the house could be let independently to create a secondary revenue stream – if the snug were converted to a kitchen, it could be entirely self-contained. Completing the ground floor is a perfectly situated utility room with composite worktops, built in shelving and space for all the usual appliances. Adjoining this is an equally useful boot room. A pretty staircase rises from the hall to a principal bedroom suite with en-suite bathroom, two further bedrooms and a family bathroom. The principal bedroom is light and airy with an exposed whitewashed stone wall – the family bathroom is particularly attractive with a stand-alone claw foot bath, painted timber floorboards and traditionally styled fixtures and fittings. The views from all the bedrooms are truly breath-taking. A loft runs above the first floor and permission may be available to extend into it.

Outside

The gardens are exceptionally beautiful – to the East and immediately adjacent to the house is a pretty lawn, flanked by a Victorian red brick wall and shaded by a mature horse chestnut tree.







To the South, magnificent, manicured lawns sweep away from a seasoned stone terrace to an ornate stone pond, home to dragonflies and a variety of fish and other wildlife.

A second stone terrace offers the perfect spot to enjoy the magnificent views to the South. Further afield, the lawns give way to a significant area of the garden left to grow naturally to encourage self-seeding and more wildlife. This is a haven of peace and tranquillity and peppered with oak and ash trees. A log cabin with its own water supply is warmed by a wood burning stove and looks out over an abundance of fruit trees that include pear, plum, quince, greengage, and apple. Elsewhere in the grounds, a well provides a natural water source and a 'secret' glade offers the perfect rural retreat. To the West side of the house, a variety of trees that include fig, Sumacs and magnolia bring colour and variety to the gardens.

The Outbuildings

Of particular note are the old stables that have been comprehensively restored and now act as a fabulous party barn with its own kitchenette and separate bathroom. A magnificent combination of oak trusses and beams perfectly complement fine exposed stone walls and fully glazed panels giving this space real charm.

Outside, the old manege gives way to more well-manicured lawns. Whilst perfectly suited to its current use, there is significant potential to redevelop this space for further accommodation given the relevant planning consent.







Also in the grounds is a charming two storey building currently used as an office. The exposed timber roof gives this space real charm. An additional open fronted barn sits alongside the office and a second outbuilding acts as a sizeable garage.

Situation

Sunny Hill farm is ideally situated on the outskirts of Bab Cary, one of the most charming villages in Somerset. Village life is vibrant and there is a tangible sense of community spirit. It is well known for its excellent pub (The Red Lion), its playing fields with public tennis court and its 14th century Church. Surrounded by beautiful countryside and bordering the Sparkford Vale, the lack of through traffic allows for an unusually free environment for children to roam freely!

Local amenities include a convenience store and petrol station 2.5 miles away and further shopping can be found in the nearby market towns of Somerton, Sherborne and Castle Cary that boasts a fabulous delicatessen and a vintner. Also close is Bruton, home to the now famous Hauser and Wirth gallery and a variety of exceptional restaurants that include 'At the Chapel', Osip and the Pharmacy. The Newt "one of the most exceptional country house hotels Britain has seen" is also on the doorstep - the gardens are open to the public and allow visitors to walk in the picturesque woodland areas. Transport links are excellent with Castle Cary's mainline railway station just 15 minutes away, and the A37 easily accessible to Bristol and Bath. The A303 with direct access to London and the South West is a few minute's drive.



Services

Mains water, mains electricity, private drainage, oil fired central heating

Local Authority

Somerset Council
Council Tax Band - F

Directions

Post code: TA11 7EJ
What.3.Words: signified.imitate.plugs

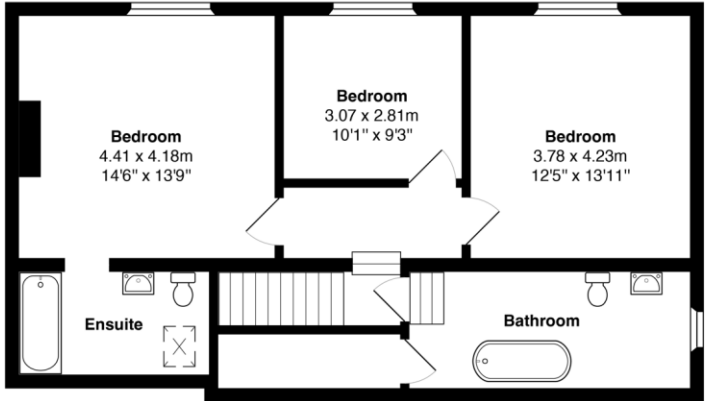
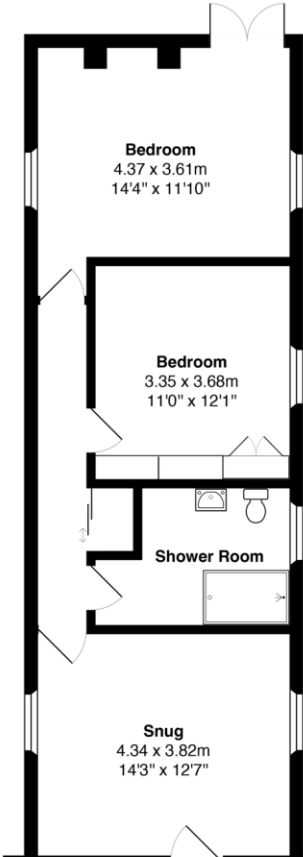
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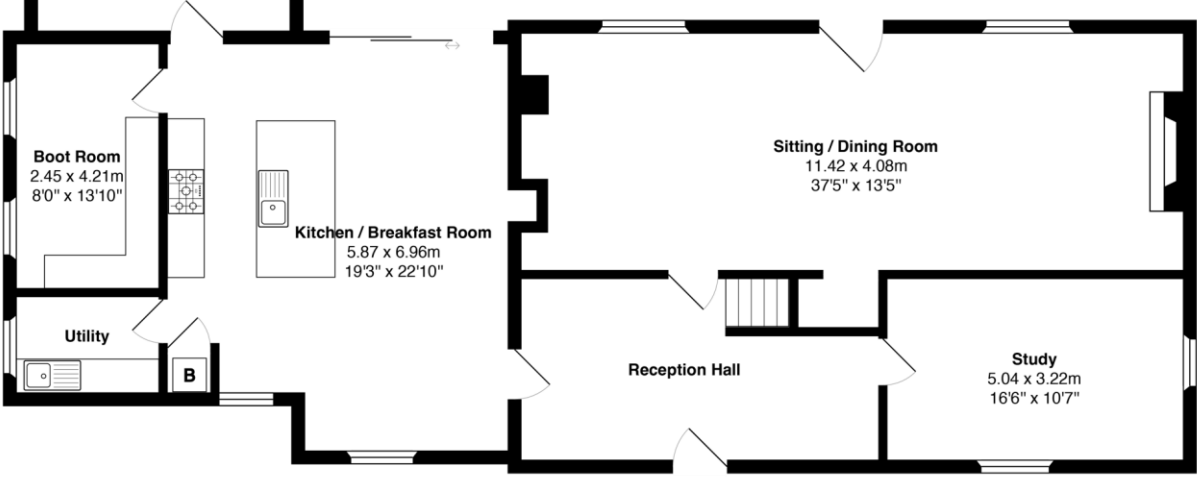
Sunnyhill Farm, Babcary



Approximate gross internal floor area of main building - 285 m² / 3,065 ft²

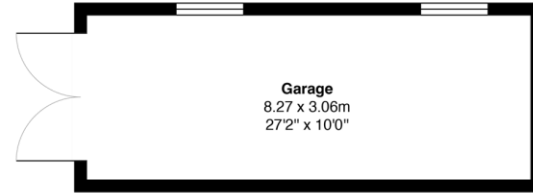


First Floor

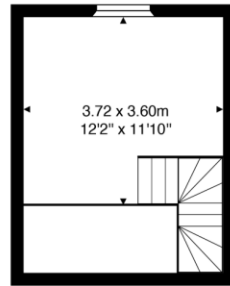


Ground Floor

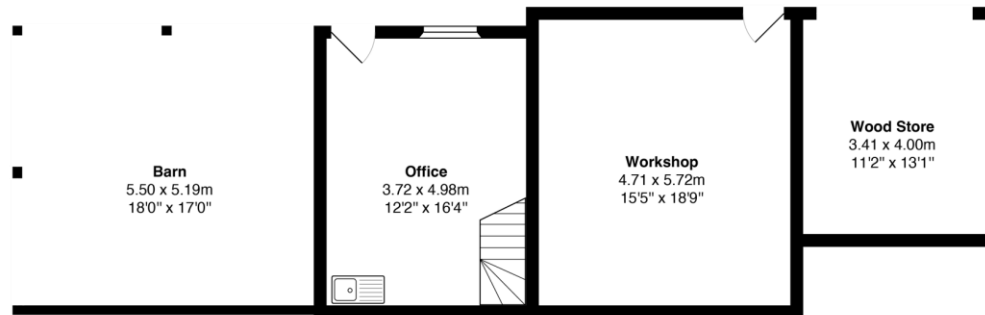
Sunnyhill Farm, Babcary



Area: 25.0 m² ... 269 ft²

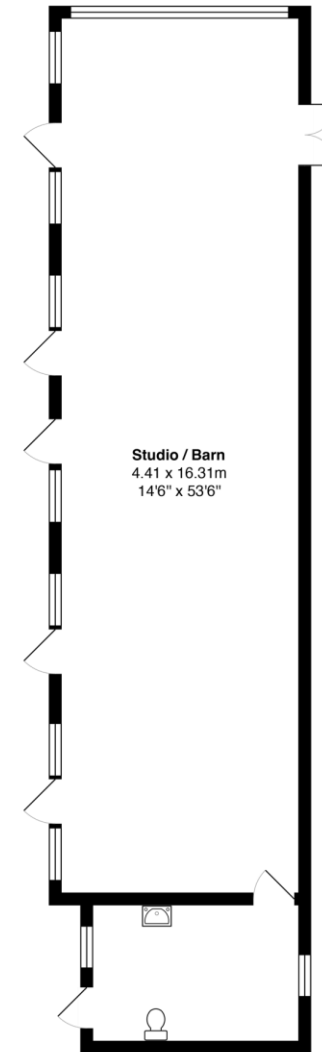


First Floor



Area: 76.0 m² ... 818 ft²

Ground Floor



Area: 85.0 m² ... 915 ft²

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