

LODESTONE



Harcourt Farm, Zeals





Harcourt Farm, Zeals Row, Zeals, Warminster

BA12 6PE

Guide Price £1,500,000

4 
Bedrooms

2 
Bathrooms

4 
Receptions

PROPERTY FEATURES

- Charming 4 bed 2 bath/shower rooms detached period farmhouse
- Approx. 3,533 Sq. Ft. of accommodation inc outbuildings
- Outbuildings and 1.9 acres of land
- Double garage and private parking for several vehicles
- Stunning rural views
- Immaculately presented
- Enviable location in an Area of Outstanding Natural Beauty (AONB) on the edge of the Stourhead Estate





Harcourt Farm is a particularly attractive detached period farmhouse set entirely within its own grounds and gardens that extend to 1.9 acres. Occupying an enviable and idyllic location the property is situated within an Area of Outstanding Natural Beauty (AONB) on the edge of the Stourhead estate. The original property dates to 1610 and retains a wealth of period features that enhance some later imaginative and contemporary interior design. Recent work on the house includes a new bathroom in 2024, a new shower room and new roof to the annexe in 2022 and a new ridge to the water reed thatched roof in 2020. The house is accessed via a private gravelled driveway that runs alongside pretty lawns to the south side of the property.

An aged oak front door opens to an attractive hallway with access to two fine reception rooms and a ground floor shower room. Both the living room and the sitting room truly impress and feature magnificent beams that grace the ceiling, exposed stone inglenook fireplaces and an original bread oven all lending to the





overall charm. Immediately adjacent to the sitting room is an equally impressive garden room, a later addition defined by a green oak framed structure and oak beams that soar to the apex of the ceiling. Fully glazed French doors open to a large, seasoned stone terrace ideally situated to make the most of sunsets and views to the West.



At the heart of the house is an open-plan kitchen /breakfast room with doors opening to the front of the house revealing a perfect space for alfresco dining. The kitchen itself comes with a generous array of shaker styled units that incorporate a Falcon range cooker and an integrated Bosch dishwasher. Oak beams straddle the ceiling and mirror attractive oak work surfaces whilst an island offers additional storage and a focal point in the room. A well-equipped utility room and a boot room are accessed directly from the kitchen and a wine store completes the ground floor.





A charming oak staircase rises from the living room to the first floor comprising four bedrooms and a family bathroom. One of the bedrooms has an en suite loo. All the bedrooms are beautifully furnished and finished in subtle pastel shades of colour creating an air of peace and tranquillity. The bathrooms are no less impressive and come with bespoke vanity units, traditionally styled fixtures and fittings, and attractive flooring with underfloor heating in the shower room.

Impressive attention to detail along with contemporary interior design is evident throughout the house. This is a beautiful family home where original period features marry perfectly with modern amenities to give an air of understated luxury throughout.

Outside

Harcourt Farm is situated in the most idyllic grounds and gardens that extend to 1.9 acres. The house itself is picture perfect with glorious stone walls and a combination of thatch and beautiful plain tiles on the roof. Well-kept lawns sweep away to the South of







the house where the landscape is enriched with a wide variety of mature trees and shrubs. The gardens extend down the valley to one of three ponds and a wildflower meadow bordered by the river Stour on the boundary. Nearer to the house and to the right of the main driveway is a “paddock” with its own access to the road which can also be accessed from the garden through the orchard.

A double garage sits alongside a home office/studio (that comes with a cloakroom) and two further barns that offer potential for redevelopment given the relevant planning consent. The views from all corners of the garden are stunning.

Situation

Harcourt Farm is ideally situated on the edge of the charming village of Zeals which borders the beautiful National Trust Estate at Stourhead. Zeals provides a good range of local services which include a primary school, church, an award-winning public house, garage, and post office. The adjoining village of Bourton offers a similar selection of services, with a





more extensive choice of amenities available in the nearby towns of Gillingham, Mere and Wincanton. Local sporting and recreational facilities include golf at Sherborne, Wincanton and Tollard Royal. Racing at Wincanton, Taunton, Bath and Salisbury. Gillingham provides a mainline rail service to London Waterloo whilst Castle Cary offers services to London Paddington, a journey of some 1 hour 45 minutes. The A303 allows excellent links to the M3, M25 and London, and the M5 to the West.

Schools

Local independent schools include Port Regis, Sandroyd, Hazelgrove, Hanford, Downside, Sherborne Kings Bruton and Milton Abbey.

Directions

Post code BA12 6PE

What three words: backtrack.automate.oasis

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: Wiltshire

Council Tax Band: G

Guide Price: £1,500,000

Tenure: Freehold

PART B

Property Type: Detached

Property Construction: Stone

Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls

Electricity Supply: Mains

Water Supply: Mains

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: Numerous

PART C

Building Safety: N/A

Restrictions: N/A

Rights and Easements: N/A

Flood Risk: Zone 1

Coastal Erosion Risk: N/A

Planning Permission: N/A

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

Energy Performance Certificate: E

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.

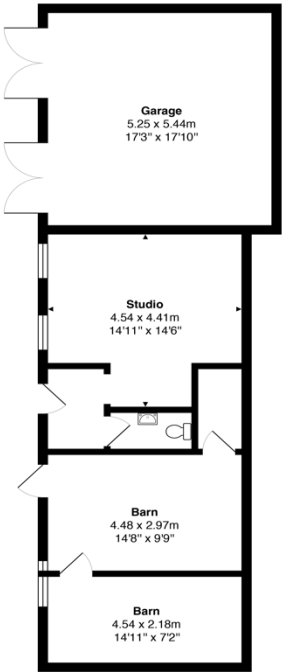
Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you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



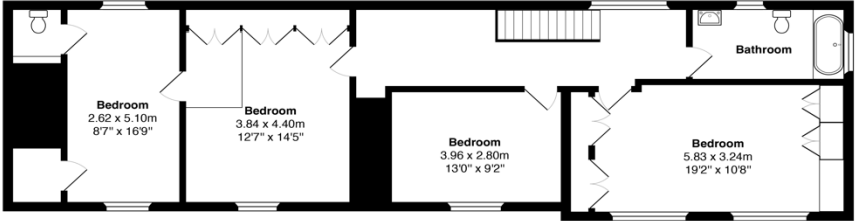
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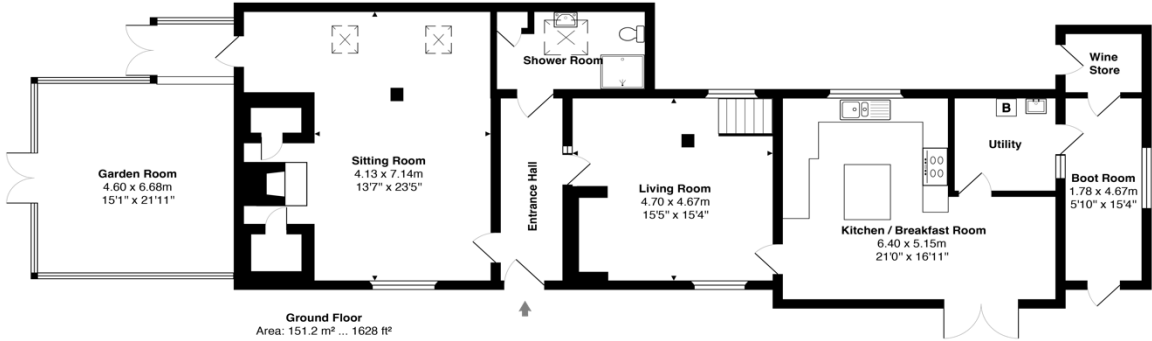
Approximate gross internal floor area of main building - 248.8 m² / 2,678 ft²
 Approximate gross internal floor area of outbuildings - 79.4 m² / 855 ft²
 Approximate total gross internal floor area - 328.2 m² / 3,533 ft²



Area: 79.4 m² ... 855 ft²



First Floor
Area: 97.6 m² ... 1050 ft²



Ground Floor
Area: 151.2 m² ... 1628 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. In the absence of 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 shown are for information only. The 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 the condition of the property. Certificates are available on request.

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