

# LODESTONE



*Hambush Farm, Battonsborough*









# Hambush Farm, Battonsborough

BA6 8QD

Guide Price: £2,250,000

7   
Bedrooms

5   
Bathrooms

6   
Receptions

## PROPERTY FEATURES

- Magnificent Grade II listed family house, ancillary accommodation and outbuildings
- Stunning location and sensational views
- Over 3 acres of land and gardens with its own vineyard, orchard and pond
- Main house: 5 bedrooms, 4 receptions, 3 bathrooms
- Hambush Cottage: 2 bedrooms, 2 receptions, 2 bathrooms
- Outbuildings include a large office, games room, gym, laundry, cider/party barn.
- Garaging & workshop
- Heated swimming pool and cedar wood hot tub
- Total square footage: 6,901 sq. ft









Hambush Farm is a beautiful period family house ideally situated close to the centre of Baltonsborough one of Somerset's most sought-after villages. Acquired in 2012, the 5-bedroom house has since been imaginatively restored and extended and now offers luxurious accommodation over two floors. Additional bedroom space can be found in the converted cottage in the grounds. The 2-bedroom cottage is currently used as a holiday let but could be used as ancillary accommodation for multi-generational living.

In addition, there is a superb range of outbuildings that house a large office, a games room, a gym, a party/cider-making room and a laundry.

Double gates open to a gravelled driveway with ample parking for several cars. The front door sits beneath a fine oak framed porchway centred in the north east façade of the house.

A welcoming reception hall is defined by a magnificent inglenook fireplace with a log burner, the original bread oven and complete with an aged oak lintel perfectly reflecting oak beams that grace the ceiling. Off the hallway is the main staircase to the first floor. Immediately off the hall is a spacious drawing room, again with an inglenook fireplace that looks out over a particularly impressive parquet floor. Double aspect windows and fully glazed doors allow natural light to flood into the room. Also off the hall is a beautiful kitchen, perfectly situated at the heart of the house. Stunning granite worktops sit atop a range of bespoke kitchen units that house a "Samsung" American style fridge freezer, a "Bosch" dishwasher, and a Belfast sink.

An electric "Aga" (on an AIMS system) warms the room alongside a wood burning stove set into a chimney breast. An elegant island is illuminated by a trio of lights and doubles as a breakfast bar in the centre of the room. There is space for a wine fridge within the island unit. Underfoot, original flagstones hint at a rich history. Off the kitchen a utility room (also with original











flagstones) and a shower room give way to a music room that was originally the cider barn.

Double glazed doors open directly to the gardens and a second staircase leads to the first floor.

What sets this house apart is the addition of a stunning contemporary dining room and sitting room that now make up the South façade. With sensational views of the gardens, glazed ceilings which connect the new with the old, underfloor heating and fully glazed doors that open fully and recess into the walls unseen, this is a breath-taking space bringing the outside gardens inside. Doors separate the two rooms but can be opened to offer a fabulous entertainment area that combines perfectly with the external terrace outside. With direct access to the kitchen, drawing room and hall, the atmosphere is one of open plan living where each space flows freely into another.

Stairs from the hall rise to an elegant landing area that runs most of the length of the house. The primary bedroom suite comes with generous fitted wardrobes and a luxuriously appointed bathroom with an extra-large limestone shower tray and a chrome heated towel rail.

A family bathroom serves four further bedrooms and comes with a stand-alone bathtub and heated towel rail. All the bedrooms are beautifully furnished and enjoy stunning views of the gardens and the countryside beyond. The floored loft runs the entire length of the house.

### Outside

This beautiful house sits entirely in its own land that stretches over 3 acres. To the north, pretty lawns with a rose border and a gravelled walkway that culminates at the front door in the shade of an Irish Yew tree. To the south, further well-kept lawns sweep away from the terrace to the near boundary. The landscape is enriched by an aisle of lime trees that draw one's eye to the boundary ending with a Glastonbury Thorn bush in the middle. A path winds







its way through the orchard of various fruit trees and lawns to a swimming pool area that also boasts a hot tub.

A pretty copse sits alongside the vineyard planted with pinot noir grapes and is framed by a post and rail fence. There is the facility to keep animals in the fenced area – the previous owner having pigs every season from May to November. The views are stunning from every corner of the gardens. The large area has had a drainage system installed that drains into a large natural pond on the boundary.

### **Hambush Cottage**

Originally part of an array of outbuildings, this space has been sympathetically and imaginatively converted into a pretty two-bedroom cottage that features an open plan kitchen, dining/living space and stairs that lead to a mezzanine floor. A-framed original timber beams in the living space rise to the apex of the ceiling giving the cottage a light and airy feel. A wood burning stove looks out over an elegant wood effect flooring that extends to the kitchen area and throughout the ground floor. The kitchen itself is furnished with an integrated electric oven and microwave, a “Zanussi” induction hob, integrated dishwasher, washer/dryer and generous wood effect worktops. Both bedrooms enjoy oak beams that grace the ceilings, and the principal bedroom comes with an en-suite shower room. Completing the accommodation is a bathroom with shower over the bath and toilet. The cottage also offers outdoor parking.

### **Outbuildings**

Hambush Farm comes with a wide range of outbuildings that have been restored beautifully. Alongside the cottage they house a gym, laundry, games room, large office, and party/cider-making room. Where possible, the original character of the buildings has been preserved with ‘A frame’ oak beams soaring to the apex of the ceiling. Along with the cottage and the garages (with an electric car charging point), the outbuildings run to almost 3,000 sq ft and offer significant opportunity for a wide range of uses.











### **Situation**

Hambush Farm is ideally situated in Baltonsborough, a lively and popular village in the heart of Somerset. Local amenities include a local pub, a village hall, a primary school and the Baltonsborough Village Store. Further shopping can be found in nearby Street (with its famous Outlet stores at Clarks Village), the market town of Somerton, Castle Cary and the historic city of Wells all within a 20-minute drive. Local attractions include the Glastonbury Festival, the Hauser and Wirth Roth Bar and gallery with its newly opened Da Costa Italian restaurant in Bruton, the Kingweston Golf Club and several good local pubs and restaurants. Bath and Bristol are both about an hour's drive to the North.

Local transport links are excellent with a mainline railway station in nearby Castle Cary offering direct services to London and the southwest. The A37 and A303 offer good road links to London and the M5.

### **Schools**

Local independent schools include Millfield School, All Hallows prep school, Hazelgrove the Bruton schools and Wells Cathedral. Maintained schools include Sexys in Bruton, Strode College, Crispin School, Brookside Academy, and the Blue School in Wells.

### **Directions**

From Ham Street turn into Mulcheney Road and the property can be found on the right-hand side.

Postcode: BA6 8QD

What.3.Words: skims.quilt.supplied

**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: Somerset Council  
Council Tax Band: G  
Guide Price: £2,250,000  
Tenure: Freehold

### PART B

Property Type: Detached  
Property Construction: Standard  
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: Mains  
Heating:  
Hambush Farm: Oil central heating. Underfloor heating. Electric Aga. Wood burning stove.  
Hambush Cottage: Electric boiler supplying heating (shared with office). Wood burning stove.  
Cider Barn: Woodburning Stove  
Games room/gym/laundry: Electric radiators.  
Swimming Pool: Air source heat pump.  
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: Ample parking for several vehicles with an electric car charging point beside the main garage.

### PART C

Building Safety:

Restrictions: We're not aware of any other significant/material restrictions, but we'd recommend you review the Title/deeds of the property with your solicitor.

Rights and Easements: See boundary map for this listing. We recommend you review the Title/deeds of the property with your solicitor.

Flood Risk: The property has not flooded in the last 5 years and according to the Environment Agency's website, the property is in an area at VERY LOW RISK.

Coastal Erosion Risk: N/A

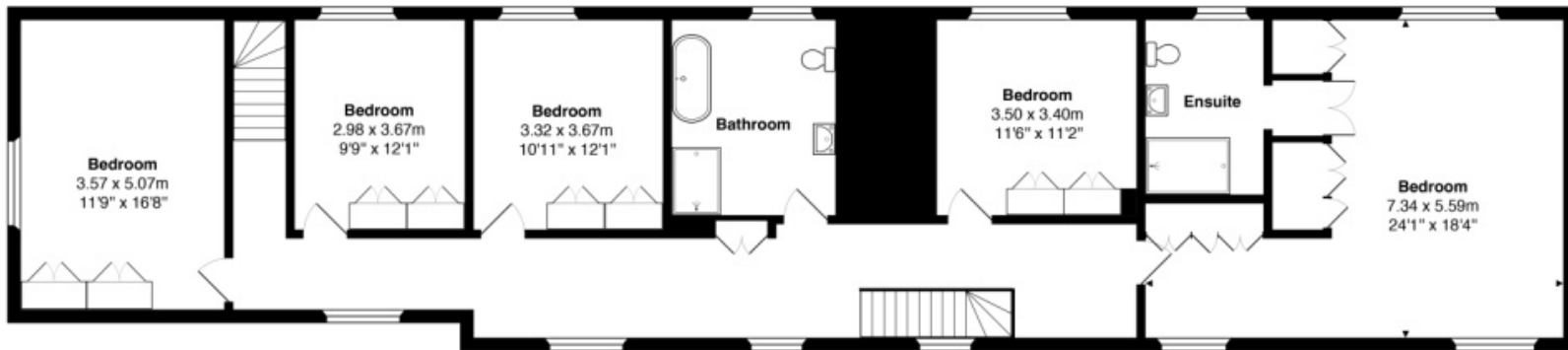
Planning Permission: There are currently no planning applications associated with this property or in the immediate area.

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

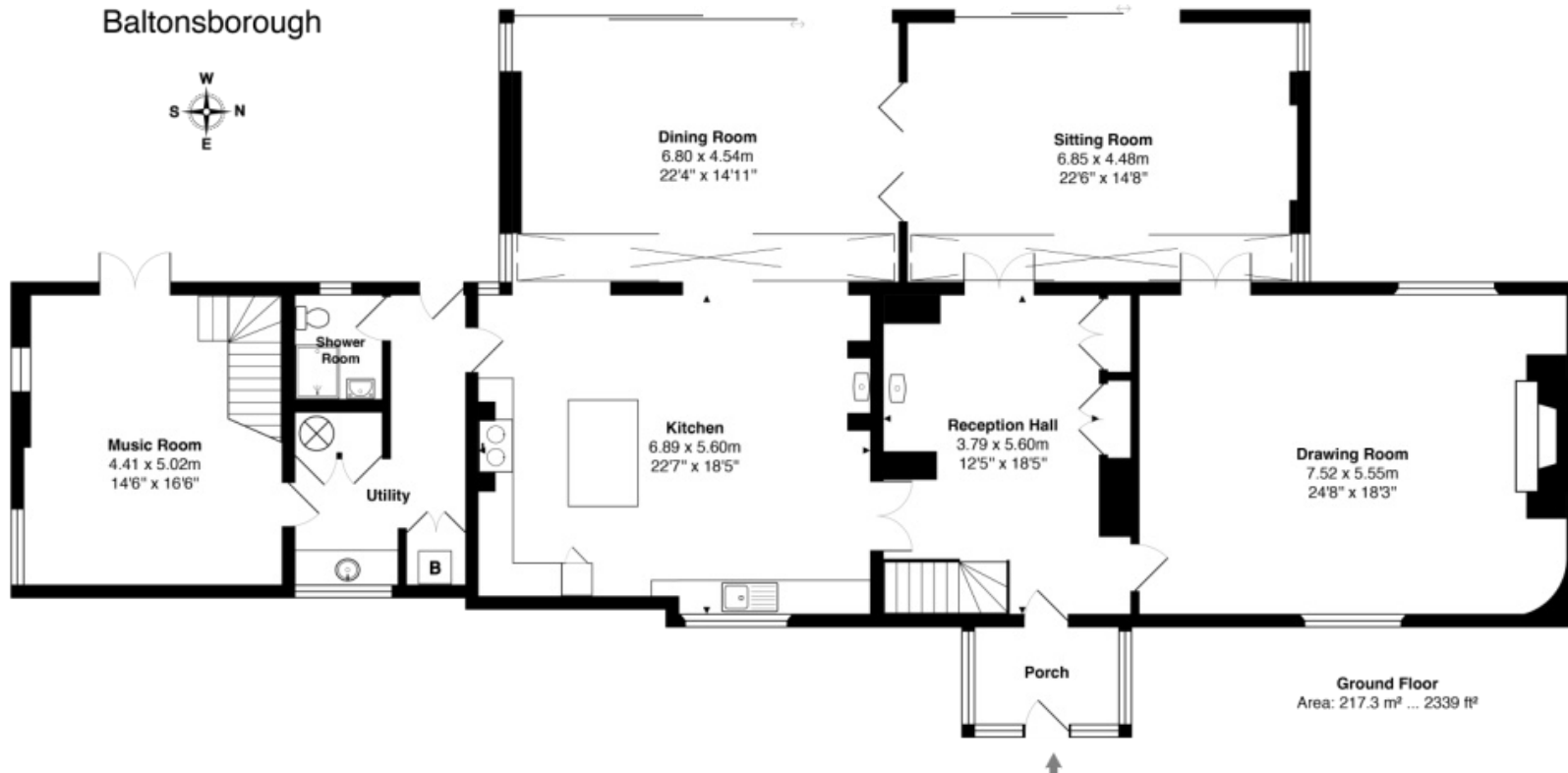
No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.





**First Floor**  
 Area: 147.0 m<sup>2</sup> ... 1582 ft<sup>2</sup>

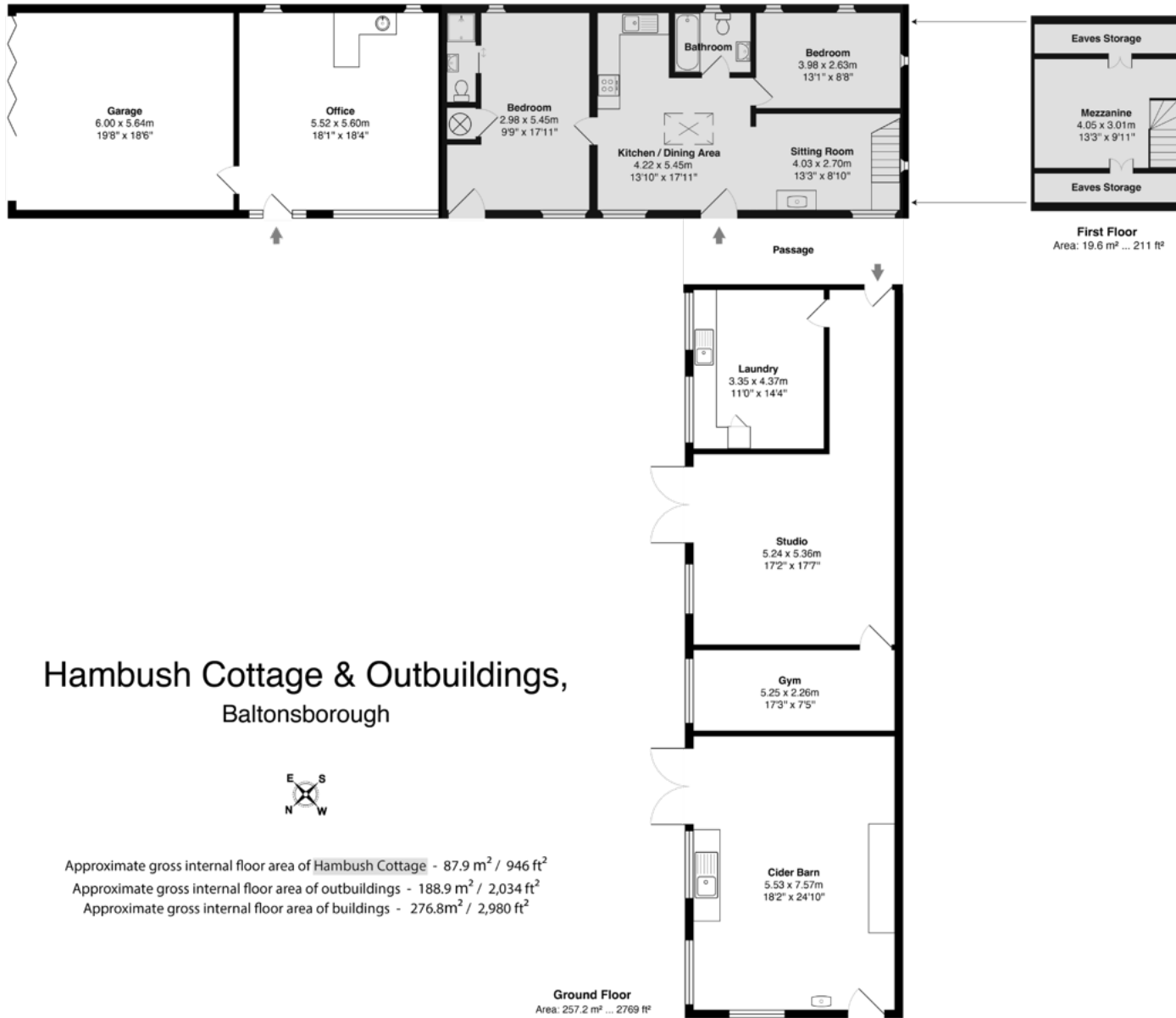
**Hambush Farm,**  
 Baltonsborough



**Ground Floor**  
 Area: 217.3 m<sup>2</sup> ... 2339 ft<sup>2</sup>

Approximate gross internal floor area of main building - 364.3m<sup>2</sup> / 3,921 ft<sup>2</sup>





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. If there is any point, which is of particular importance to you, please obtain 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 are provided for general information and cannot be inferred that any 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 planning permissions or fitness for purpose. Energy Performance Certificates are available on request.



**Bruton & Shaftesbury**

Fry's Halt  
Station Road  
Bruton, Somerset  
BA10 0EH  
Tel: 01749 605099  
[bruton@lodestoneproperty.co.uk](mailto:bruton@lodestoneproperty.co.uk)

**Wells**

Melbourne House  
36 Chamberlain Street  
Wells, Somerset  
BA5 2PJ  
Tel: 01749 605088  
[wells@lodestoneproperty.co.uk](mailto:wells@lodestoneproperty.co.uk)

[www.lodestoneproperty.co.uk](http://www.lodestoneproperty.co.uk)

