

# LODESTONE



*Hambush Farm, Battonsborough*









# Hambush Farm, Battonsborough

BA6 8QD

Offers in excess of £2,950,000

10   
Bedrooms

7   
Bathrooms

7   
Receptions

## PROPERTY FEATURES

- Magnificent Grade II listed family house, ancillary accommodation and outbuildings plus 2 established holiday letting properties and land
- Stunning location and sensational views
- Over 4 acres of land and gardens with its own vineyard orchard and pond
- Main house: 5 bedrooms, 4 receptions, 3 bathrooms
- An established and successful holiday lettings business
- Hambush Barn: 3 bedrooms, 2 receptions, 2 bathrooms
- Hambush Cottage: 2 bedrooms, 2 receptions, 2 bathrooms
- Outbuildings include a large office, games room, gym, laundry, cider/party barn and machinery barn
- Heated swimming pool and cedar wood hot tubs
- Garaging & workshop
- Total square footage: 9,534 sq ft
  - 8,225 sq ft – Living Accommodation & Outbuildings
  - 1,309 sq ft – Machinery Barn









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 house has since been imaginatively restored and extended and now offers luxurious accommodation over two floors. There are two further beautifully restored properties in the grounds, neither of which have direct sight of the main house. In addition, there is superb range of outbuildings that house a large office, a games room, a gym, a party/cider-making room, a machinery barn and a laundry. This is a far more than a house – it is a lifestyle choice that has an established and successfully holiday lettings business which is ready to go, and it would suit a busy family or multi-generational living.

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 northeast façade of the house.



A fine and 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 and also leads into the 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. A beautiful kitchen is 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, separate shower and heated towel rail. All the bedrooms are beautifully furnished and enjoy stunning views of the gardens.



# Hambush Barn







## Hambush Barn

Discreetly situated in the grounds of the main house is Hambush Barn, a former Dutch Barn and featured on the front cover of "Grand Designs" magazine in the January 2019 issue. It is currently used as a holiday let and generates a significant income throughout the year. Designed in conjunction with local architects Orme, the current owners have created a beautiful and stylish property comprising three double bedrooms and two bathrooms (master en-suite) on the ground floor and a magnificent living room kitchen area perfectly complemented by a comfortable sitting room on the first floor. Of particular note is a stunning balcony accessed from the living area with bi-folding doors perfectly designed to make the most of the beautiful views to the south.



The kitchen itself comes with an electric integrated oven, ceramic hob, fridge and dishwasher housed within a generous range of units that sit beneath granite effect work surfaces. The living area is defined by its beautifully arched ceiling clad in timber that marries perfectly with two steel arches. Underfloor heating and a wood burner warms the seating area whilst fully glazed doors open to the balcony. The ground floor is no less impressive where the 3 bedrooms are furnished with stunning oak floors and glorious full height windows and doors that allow natural light to pour in. The master has bi-folding doors to a patio area and a fabulous view of the grounds. The bathrooms are contemporary in style and feature modern sanitaryware and high-end fixtures and fittings. Completing the ground floor is a storage cupboard housing the washing machine, tumble dryer and other essential items. The building is heated with an air source heat pump giving underfloor heating throughout and a hot tub in the garden adds a touch of luxury.









## 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. Outside is parking and a private terrace that also features a hot tub. Like Hambush Barn, it is used as a holiday let generating a significant income throughout the year. Both properties are accessed from the road through a separate private gateway from the main farmhouse.

## Outbuildings

Hambush Farm comes with a wide range of outbuildings that have been restored beautifully. Alongside the cottage they house a gym, laundry room, 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 for example 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.

There is also a large machinery barn which in addition to storage can also be a good party/festival venue!







## Outside

This beautiful house sits entirely in its own land that stretches over 4 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 flows into a large natural pond on the boundary.

## Situation

For further information on locality, schools and nearby amenities please contact our Wells Office.

## 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](http://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 Council

Council Tax Band - G

### Business Relatable Value

Hambush Cottage - 1<sup>st</sup> April 2023 – present: £2,800

Hambush Barn – 1<sup>st</sup> April 2023 – present: £2,050

### Tenure

Freehold with no onward chain

## PART B

### Property Type

Hambush Farm: Detached House

Hambush Cottage: Attached Barn Conversion

Hambush Barn: Detached Barn Conversion

### Property Construction

Hambush Farm: Blue Lias stone with tile roof

Hambush Barn: Steel Frame with timber twin stud walls

Roof – steel structure, timber I beams and PVC coated corrugated steel cladding

Hambush Cottage: Blue Lias stone with tile roof

### Number and Types of Rooms

See details and floorplan

### Water Supply

Mains

### Sewerage

Mains

### Electricity Supply

Mains

### Broadband

Connected to broadband via an ADSL line. Two lines supplied by BT.

### Mobile Signal/Coverage

Please refer to Ofcom website: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

## Heating

Hambush Farm: Oil central heating. Underfloor heating. Electric Aga. Wood burning stove.

Hambush Barn: Underfloor heating to ground and first floor via air source heat pump. 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

## Parking

Ample parking for several vehicles on both access points of the property with an electric car charging point beside the main garage.

## PART C

### Building Safety

The vendor is not aware of any Building Safety issues.

However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

### 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

We're not aware of any other significant/material restrictions or rights, but we'd 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.

### Planning Applications

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

### Energy Performance Certificate

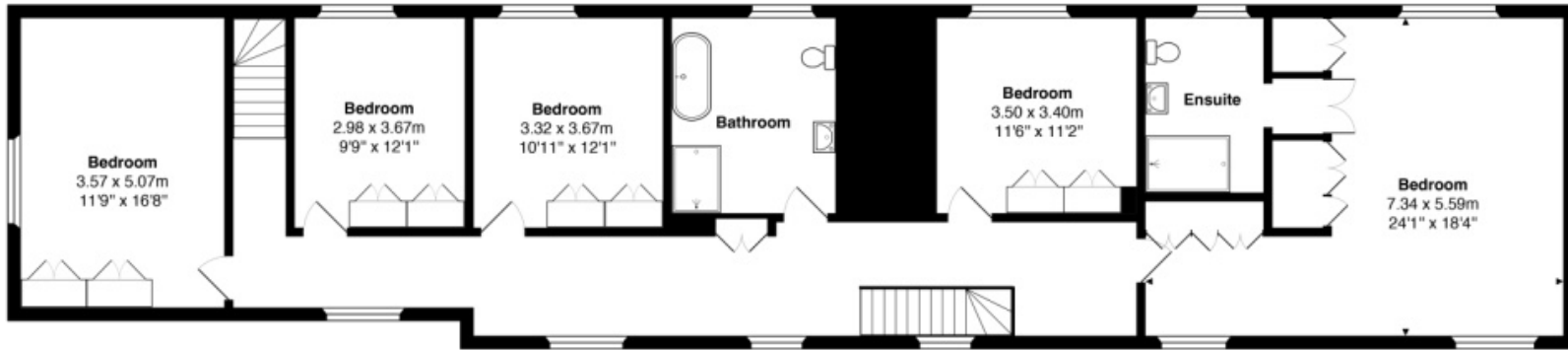
Hambush Farm: TBC | Hambush Cottage: Exempt | Hambush Barn: C

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.

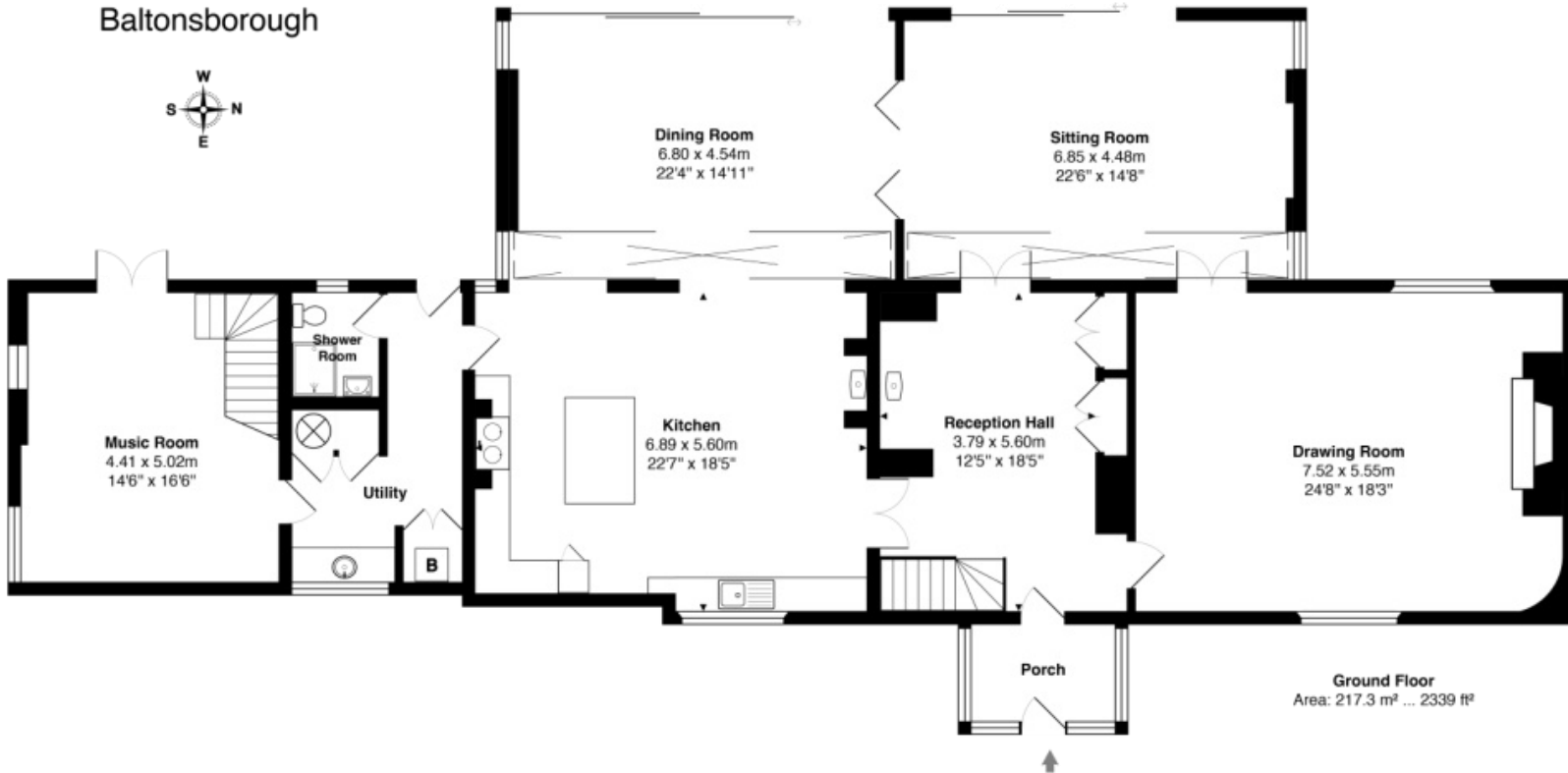
If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.





**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>

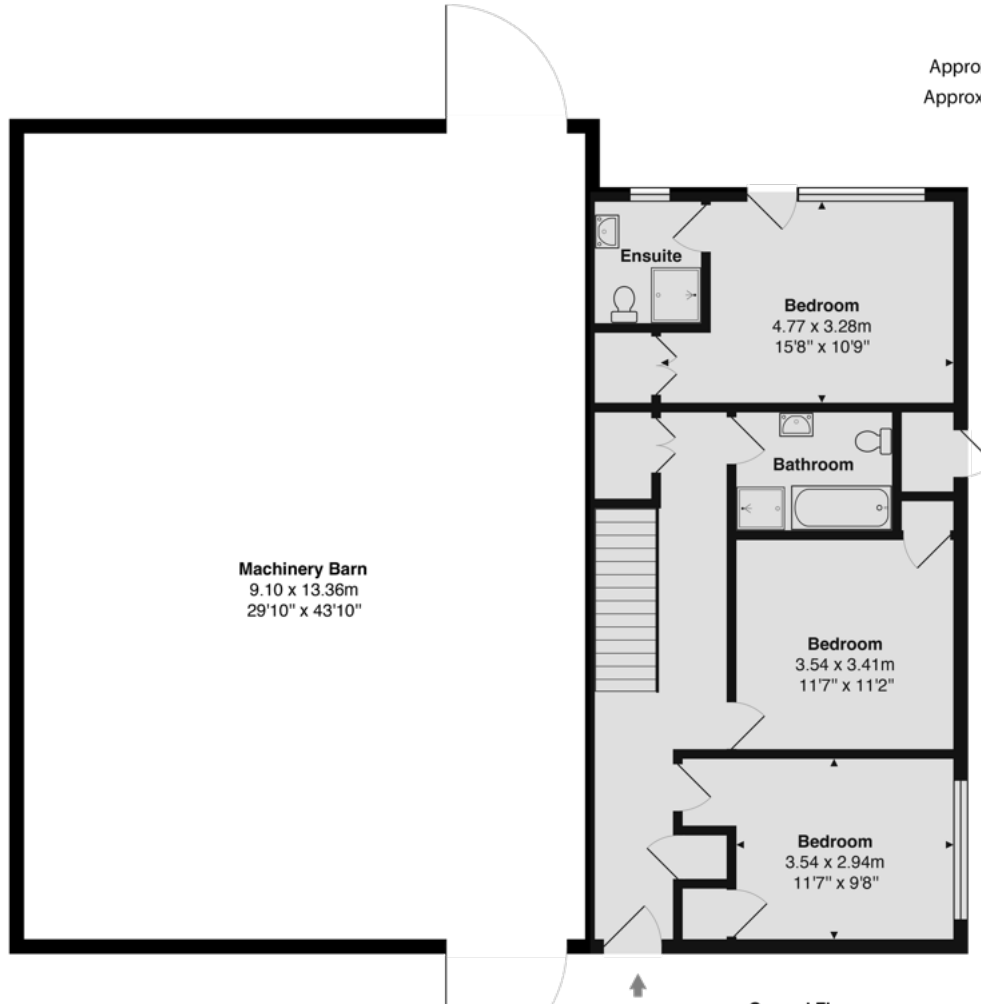
Approximate gross internal floor area of main building - 364.3m<sup>2</sup> / 3,921 ft<sup>2</sup>



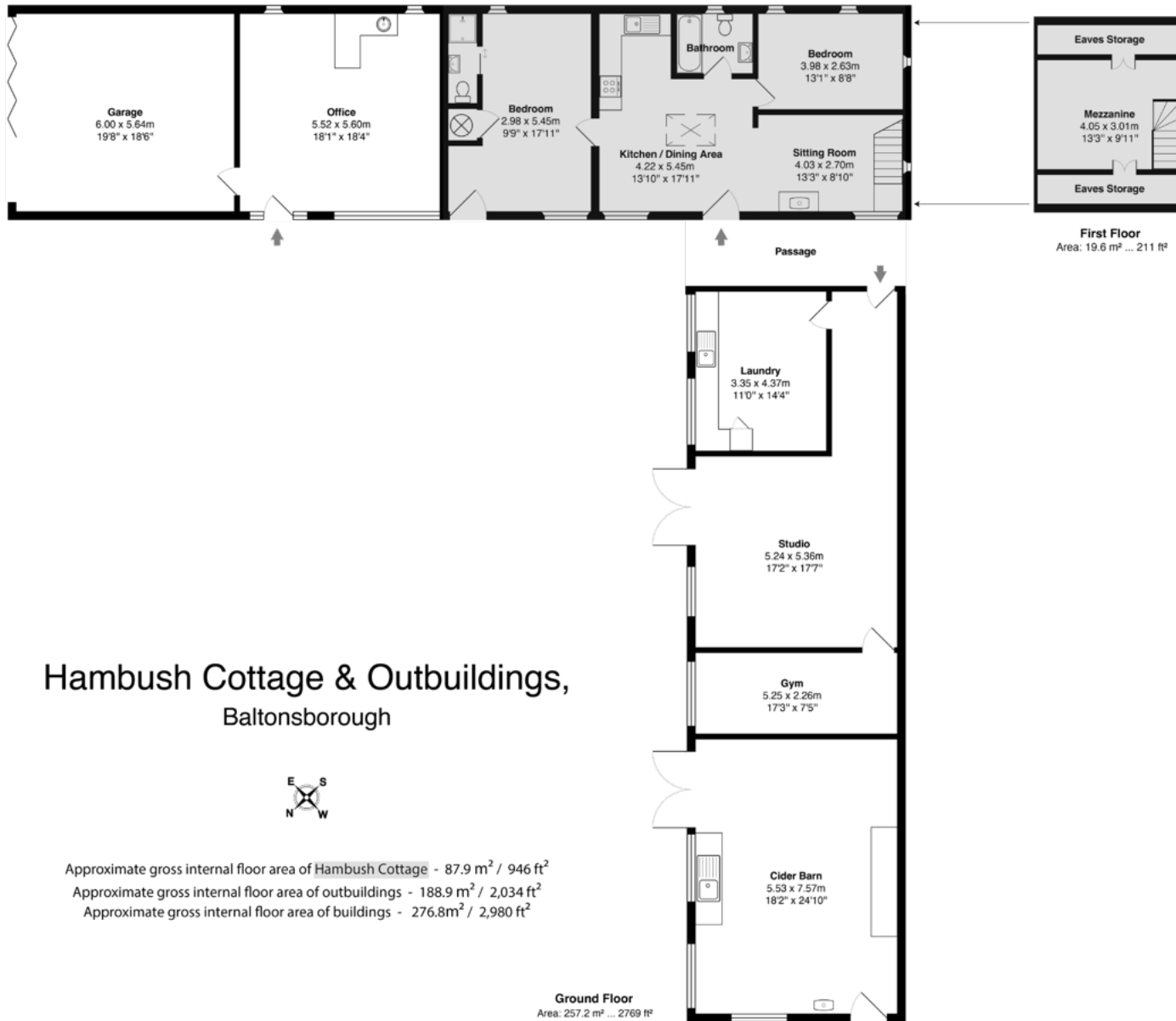
# Hambush Barn, Baltonsborough



Approximate gross internal floor area of Hambush Barn - 123m<sup>2</sup> / 1,324 ft<sup>2</sup>  
Approximate total gross internal floor area of buildings - 244.6m<sup>2</sup> / 2,633 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.