

# LODESTONE



*Brookhampton Farm, North Cadbury*









# Brookhampton Farm, North Cadbury

BA22 7DD

Guide price: £895,000

4   
Bedrooms

2   
Bathrooms

4   
Receptions

## PROPERTY FEATURES

- Fine 4 bed family house
- Approx. 3340 sq. ft. of accommodation
- Superb village location
- Immaculately presented
- Picturesque gardens
- Driveway
- Stunning views
- Not listed









Brookhampton Farm is a picturesque four-bedroom, semi-detached, family house situated on the edge of North Cadbury, a popular village just South of Castle Cary. Built of golden Hamstone and renovated in the 1990s, this lovely property is perfectly situated at the end of a pretty driveway that wends its way beneath a canopy of mature trees and culminates in a generous parking area to the South of the house. The front door opens to an impressive reception hall defined by a generous oak staircase and galleried landing area. A beautiful flagstone floor and exposed stone walls lend this room much charm and character. Immediately off the hall is the kitchen, a snug room and a secondary hall that opens to an office and the sitting room. The kitchen is warmed by an aga and comes with hand crafted units that sit beneath attractive timber work surfaces that incorporate a double sink unit and an integrated oven with gas hobs. Oak beams straddle the ceiling and recessed lighting illuminates a terracotta tiled floor. Immediately adjacent to the kitchen is a perfectly sited utility room that houses the boiler and immersion heater and offers all the usual amenities as well as access to the garden. Also off the hall is a very comfortable snug with French doors that open to the terrace, a wood burning stove and exposed stone walls that mirror those elsewhere in the house. The sitting room is well proportioned and furnished with a jet master fire situated in a striking 'inglenook' fireplace. Glazed double doors and glazed panelling offer beautiful views of the garden and allow natural light to pour into the room. The office is equally impressive with free standing shelving and views to the front of the house. Upstairs, the first floor comprises of a principal bedroom suite, three further bedrooms and a family bathroom all accessed from the galleried landing area. The landing area offers access to an airing cupboard and a generous storage area set within the eaves. The principal bedroom is accompanied by a spacious en-suite bathroom and a useful dressing area. The en suite is well appointed with a bathtub, a shower and twin basins built into a vanity unit. Oak beams grace the ceilings of both the bedroom and the bathroom, and both are furnished with timber floors. The









other three bedrooms are attractive, and all come with beautiful views of the gardens. Outside The pretty gardens extend mainly to the rear of the house. Well-manicured lawns stretch away from a seasoned stone terrace to the rear boundary where a delightful bridge crosses the river Cam to the North. The landscape is enriched with a variety of mature native trees and shrubs that light up this truly peaceful space. To the front of the house, planning permission has been granted to build a three vehicle 'carport'. Situation Brookhampton Farm is perfectly located at the end of a quiet driveway in a premium village. It is in a conservation area and is a quiet and safe community in the heart of Somerset. North Cadbury itself is a sought-after village set in picturesque countryside typical of this part of South Somerset and enjoys a close community spirit with a thriving village store, an active village hall and a traditional pub. One of the primary attractions is its location and quick and easy access to many local amenities. Close by is Castle Cary, an attractive, small market town in the heart of the Somerset countryside with a wide range of independent shops and boutiques. Castle Cary is also home to The Newt "one of the most exceptional country house hotels Britain has seen" according to The Telegraph. The gardens are open to the public and allow visitors to walk in the amazing woodland gardens and eat in the various restaurants. Bruton, also close by, offers the famous Hauser and Wirth gallery, the Roth Bar and several high-end restaurants that include 'At the Chapel', Osip, and the pharmacy. Excellent local pubs include the Queens Arms in Corton Denham and Horrell & Horrell in Sparkford, whilst Teals on the A303 offers a genuine farm shop experience along with a restaurant. Further afield, Yeovil and Sherborne both offer further shopping opportunities and large supermarkets. Schools The village has a well-regarded primary school and is in the catchment area for senior schools at Ansford in Castle Cary and Sexeys in Bruton - both have excellent reputations. Other excellent local independent schools nearby include Millfield, Sherborne Prep and Sherborne Boys and Girls. Ha-zelgrove prep school, Leweston, Bryanston, Clayesmore, and the Bruton schools are all within easy travelling distance. Transport links are excellent with the A303









a few miles south that provides a direct route to London via the M3 - there is also a mainline rail service from Castle Cary to London Paddington (Great Western - under 2 hours) and from Templecombe to Waterloo (South Western). Transport links are excellent with the A303 a few miles south that provides a direct route to London via the M3 - there is also a mainline rail service from Castle Cary to London Paddington (Great Western - under 2 hours) and from Templecombe to Waterloo (South Western).

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#### Directions

Postcode: BA227DD What three words: poorly.grabs.apples Services: Heating Oil C/H Drainage

**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:** £975,000

**Tenure:** Freehold

### PART B

**Property Type:** Semi 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 C/H

**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:** Off road

### 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:** N/A

**Rights and Easements:** for the neighbour to access his store

**Flood Risk:** Low Risk

**Coastal Erosion Risk:** N/A

**Planning Permission:** Car Port Ref: 22/02235/HOU

**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.

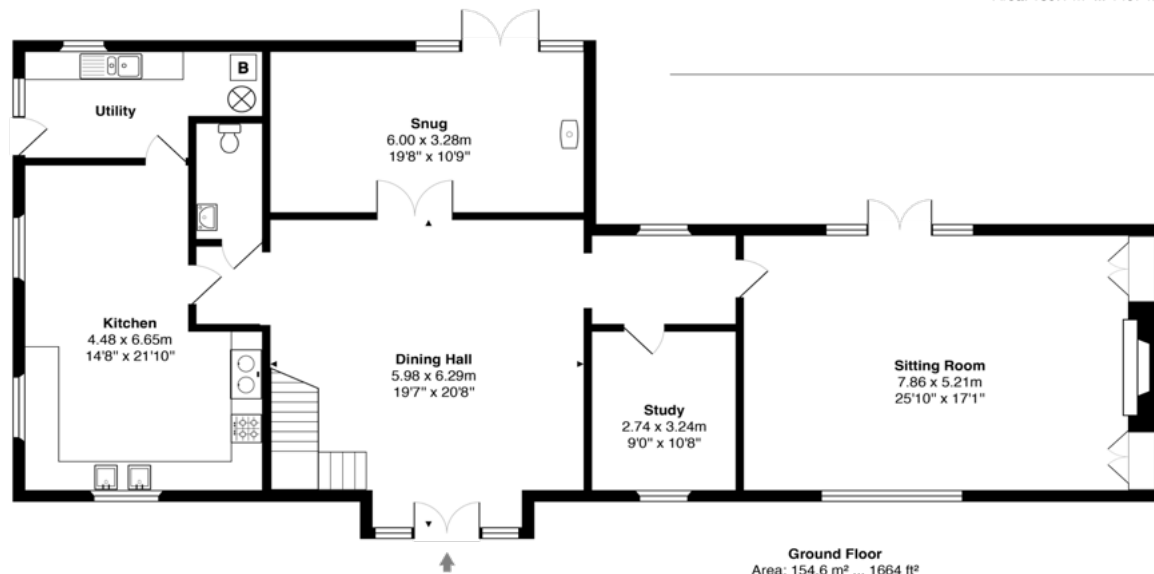
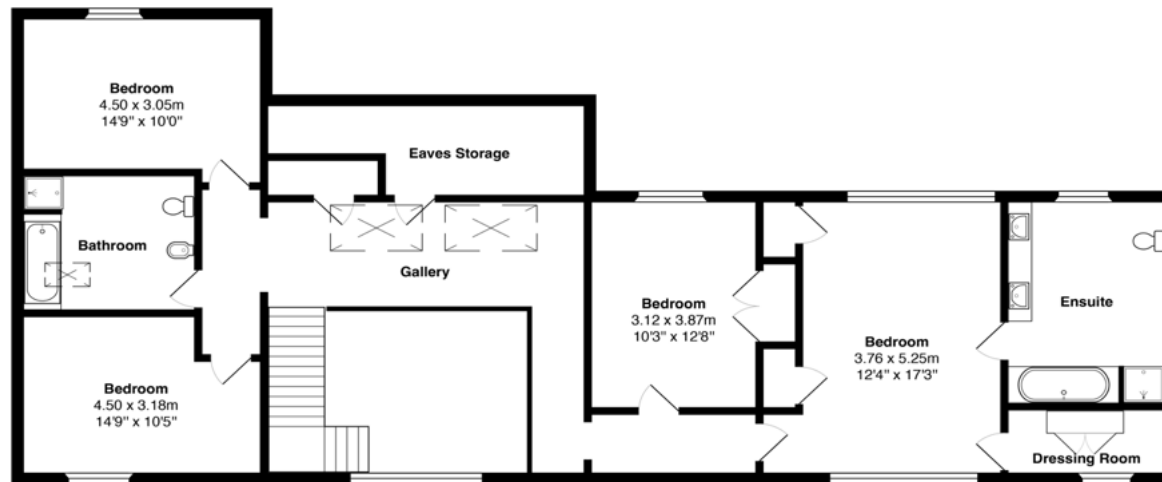






## Brookhampton Farm, North Cadbury

Approximate gross internal floor area of main building  
- 293.7 m<sup>2</sup> / 3,161 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.



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