

# LODESTONE



*Manor Farm, South Barrow*









# Manor Farm, South Barrow

BA22 7LN

Guide Price £1,200,000

5   
Bedrooms

2   
Bathrooms

6   
Receptions

## PROPERTY FEATURES

- Stunning period character property
- Grade II listed
- 5 bedrooms
- 2 bathrooms
- Circa 1.2 acres
- Desirable village location
- Rural outlook
- Private drive and parking
- Mature garden









Manor Farm is a charming Grade II-listed period farmhouse that epitomizes countryside living. This five-bedroom home seamlessly blends modern refinements with historical character, standing proudly on 1.2 acres of land and accessed via a private drive it offers a tranquil retreat. The approach to the house is enchanting, with a lavender-lined path leading through the south-facing front garden, adorned with wisteria and Annabel hydrangeas.



The front door opens to a full-width hall that extends to a conservatory with captivating garden views, allowing natural light to flow beautifully throughout. To the left, the spacious drawing room features double mullion windows, a period stone fireplace with a log burner, and original wooden floorboards. A second, more intimate living room on the right also boasts a log burner and leads to both the dining room and a further reception space. The dining room, perfect for entertaining, benefits from mullion windows and an adjoining glass-panelled boot room that enhances its brightness. The kitchen is a delightful blend of character and convenience, with flagstone flooring, hand-painted cabinetry, and an electric Aga with an intelligence system. A secondary cooker, solid wooden worktops, and doors opening onto the rear patio create an inviting space.









Adjacent is a utility area, a spacious boot room, and a downstairs cloakroom. At the rear of the property is a beautifully constructed wood framed conservatory with underfloor heating, this room has views over the rear garden and field beyond year-round with French doors that open onto the rear terrace. To the left of the conservatory is another reception room which is currently used as a home office, tucked away from the main living space it provides a peaceful and private workspace - an ideal setting for a work from home lifestyle.



Upstairs, there are five bedrooms and two bathrooms. The family bathroom includes a separate power shower and underfloor heating. The primary suite is a masterpiece, featuring intricate Montacute House-style plasterwork, twin mullion windows, and an ensuite shower room. A further double bedroom, currently a guest room, could serve as a dressing room or study, with a secondary staircase connecting to the dining room.

A stairway leads to a fully boarded attic, currently used as storage but could be converted to further accommodation with the necessary consents.









## Outside

The gardens surrounding Manor Farm are as stunning as the home. Approached along a private drive with a small field to the right, the farmhouse is presented on the left by two mature Ash trees. Parking is available for several cars. The parking area alone is adorned with an array of various perennials (hyacinth, alliums) and shrubbery. The approach to the farmhouse on foot is either through the boot room or more formally under the pretty arch leading to the lavender pathway. The south facing front garden is a picturesque expanse of healthy lawn boarded by mature shrubs and an array of established plantings of iris, rose, peonies and gladioli. The front of the farmhouse, dressed in wisteria and along with the hydrangea flanking the front door, is picture perfect. The rear north facing garden is currently separated into two sections. The primary section featuring a wonderful terrace which flows from the kitchen and conservatory. The outlook is breath taking with views to the adjoining rear paddock belonging with the farmhouse and glimpses across to Glastonbury Tor in one direction and Creech Hill in the other. Raised vegetable beds, a charming garden shed with power, and an outdoor Belfast sink cater to those with a penchant for gardening.









The garden also features 2 cherry trees, cooking apple, twisted hazel nut and laburnum and is boarded by beech hedging. The paddock area is a wonderful open space offering an array of opportunities or simple pastoral pleasure. In short, Manor Farm is an exceptional property enjoying a commanding position in this most desirable of rural villages with glorious views.

### **Situation**

The small parish of South Barrow lies south-west of Castle Cary and is one of the six pilgrim villages that were on the ancient pilgrimage route to Glastonbury. Good local restaurants and pubs include The Kingsdon Inn in Kingsdon and The Red Lion in Babcary. Castle Cary (fifteen minutes away) is an attractive, small market town and has many independent businesses that include a variety of shops, boutiques and galleries. Local supermarkets include Waitrose in nearby Sherborne and Morrisons in Wincanton. The ever-popular town of Bruton is also close by and is well known both for its restaurant "At the Chapel" and Da Costa at the world-renowned Hauser & Wirth Gallery, The Old Pharmacy and Osip. The Newt in Somerset is a superb Grade II listed house and estate that has been transformed into a hotel, spa and visitor centre and features a restaurant using fresh produce from the kitchen garden, a café and a farm





shop together with wonderful woodland walks and gardens. For further shopping and recreational activities Frome, Bath, Bristol, Wells and Salisbury are all within easy driving distance.

Transport links are excellent with the A303 within easy driving distance and Castle Cary's mainline railway station with direct services to London, just seven miles away.

### **Schools**

There are primary schools in nearby Castle Cary and Bruton, and secondary schools at Ansford, Castle Cary and The Gryphon in Sherborne. Independent schools in the area include Hazelgrove, Kings School Bruton, and Sherborne boys and girls.

### **Directions**

Post code: BA22 7LN

What3Words: ///supple.rests.blindfold

**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 Tax Band: G

Guide Price: £1,200,000

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: Digester system

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: Multiple

### PART C

Building Safety:

Restrictions: N/A

Rights and Easements: Manor Farm has right of access over neighbouring field

Flood Risk: Rivers and sea - Very Low Surface water - Very low

Coastal Erosion Risk: N/A

Planning Permission: N/A

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

Energy Performance Certificate: N/A

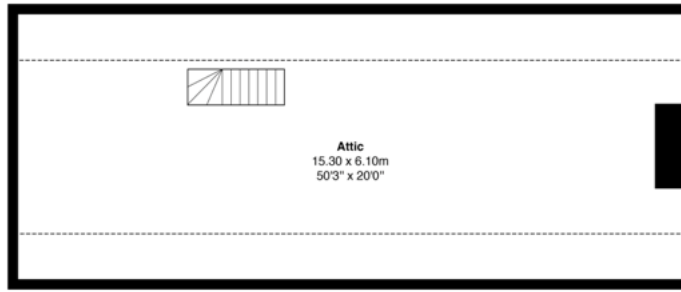
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Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating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



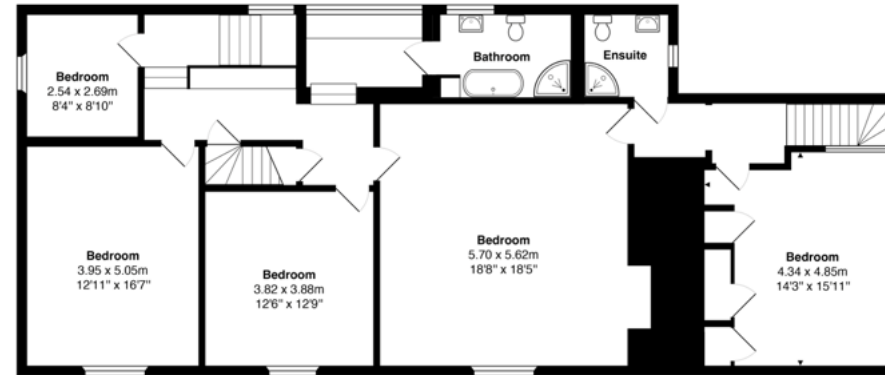




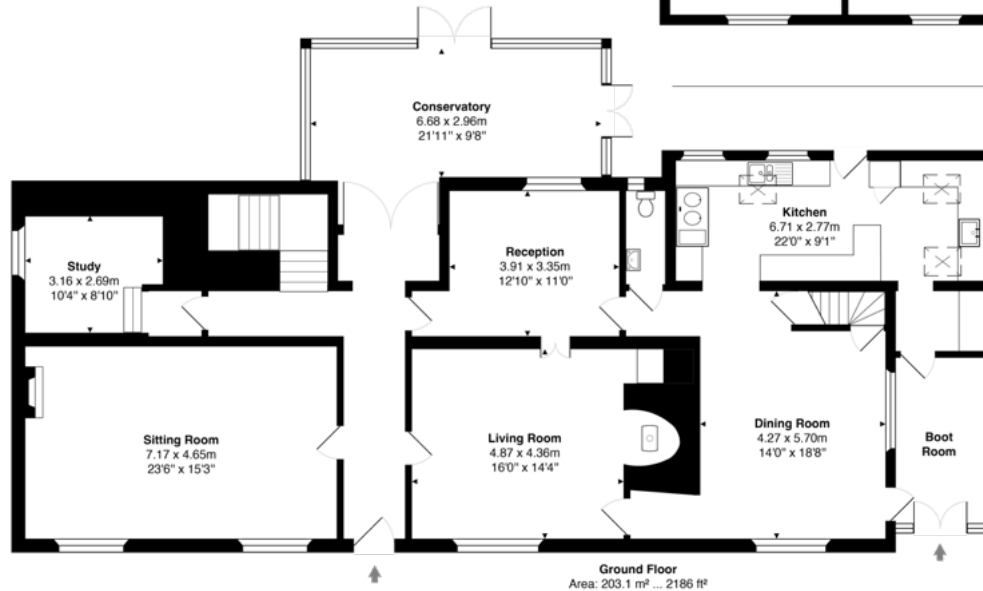


# Manor Farm, South Barrow

Approximate gross internal floor area of main building - 353.4 m<sup>2</sup> / 3,803 ft<sup>2</sup>  
(excluding Attic)



**First Floor**  
Area: 150.3 m<sup>2</sup> ... 1617 ft<sup>2</sup>



**Ground Floor**  
Area: 203.1 m<sup>2</sup> ... 2186 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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