



Symonds
& Sampson

Compton Farmhouse

Compton Durville, South Petherton, Somerset

Compton Farmhouse

Compton Durville
South Petherton
Somerset TA13 5ET

A unique and elegant period home, in a very special setting.



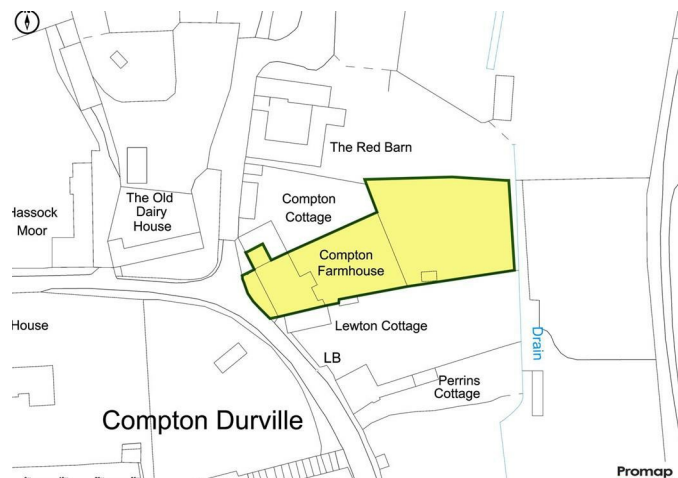
- Generous period accommodation over three floors
 - Potential to convert adjoining barn STPP
 - Peaceful setting in picturesque hamlet
- Mature and bountiful gardens including orchard
- Vehicular right of way offering potential for parking / garaging STPP



Guide Price £600,000

Freehold

Ilinster Sales
01460 200790
ilminster@symondsandsampson.co.uk



THE PROPERTY

Known to date back to the 17th century and reputedly even earlier, this sizeable period home is bursting with character and offers a great deal of scope for the creation of secondary / additional accommodation via the attached barn, or parking / garaging at the rear subject to the necessary consents. Set in a small, rural but accessible hamlet and extending to 0.434 acres (0.17 hectares) including traditional gardens and mature orchard, it would make a fabulous family home with its well-proportioned rooms over three floors. The vendor has made several alterations over the years for which Listed buildings consent was obtained (02/01572/LBC) but never fulfilled all of the potential on offer. There is great scope to take over the baton and make further sympathetic additions and improvements subject to any revised permissions required.

ACCOMMODATION

A traditional stone storm porch opens into a spacious hallway featuring period arched mouldings that lead to a bright rear hall with a flagstone floor. An ornate French door with a fanlight window opens to the rear garden, filling the space with natural light. To one side of the hall, a generously sized study with high ceilings overlooks the garden and could easily serve as a cozy snug or family room. This room features an open fireplace and attractive fitted bookshelves in each alcove. The sitting room, located at the front of the house, is rich in character with its flagstone flooring, stone mullioned window, window seat with shutters, and a stunning inglenook fireplace complete with a wood-burner and a historic bread oven.

The family-friendly, farmhouse-style kitchen is also positioned at the front of the house. The seller is open to leaving the freestanding kitchen units or removing them based on the buyer's preference. A second inglenook fireplace houses an oil-fired AGA, adding to the "heart of the home" ambiance, though central heating is provided by a separate boiler in the adjoining utility room. Beyond the kitchen, a rear lobby with exposed stone walls and flagstone flooring includes a convenient downstairs WC, one of several updates made by the current owner. This area connects to a charming conservatory/garden room that overlooks the rear garden.

Upstairs, the first floor offers three spacious bedrooms at the front of the house and a family bathroom. The second floor features a larger room, possibly once used as servants' quarters, along with an adjoining landing or study area that is naturally lit by a rear skylight.

The adjoining barn is accessible from the front via the side passageway without entering the main accommodation. It opens into a ground floor area adjoining the utility room, with an open tread timber staircase to a currently unused first floor area with window openings to the rear.





OUTSIDE

The traditional front gardens are laid to lawn edged with mature Hydrangeas and bordered by a low stone wall with ornate iron railings. A gated side entranceway provides private pedestrian access through a shaded walkway leading through the attached barn and out to the rear garden. The property also benefits from a vehicular right of way through the adjacent shared driveway on the corner, and from there a right of access across one of the adjoining property's ground to reach the lower garden / orchard area. This may provide scope for the formation of a new driveway access / construction of a suitable garage / car port subject to the necessary consents and alterations. There is ample unrestricted roadside parking along the lane outside the property.



SITUATION

Compton Durville, is a small picturesque hamlet located just outside the village of South Petherton in the heart of South Somerset. With a feeling that time has almost "stood still" the hamlet lies very much unspoilt and away from busy traffic, with miles of countryside footpaths to explore on your doorstep. However, it lies just a few minutes' drive from the A303, approximately 5 miles east of the pretty market town of Ilminster with its range of independent and high street stores and approximately 5 miles north west of Crewkerne, with its Waitrose store, indoor swimming pool / gym complex and mainline railway station (London Waterloo). The nearby village of South Petherton lies just a mile away. It's another "picture postcard" village with excellent village amenities including Infant and Junior schools, tennis courts and club, recreation ground, independent shops

including butchers, and a co-op store. It also has a recently opened and well-regarded restaurant "Holm" and the local pub The Brewers Arms is also a very popular venue. The village has its own modern hospital that carries out a range of NHS services and has a useful late-opening Pharmacy. Not far away at Lopenhead is the iconic "Railway Carriage Café" and adjoining Trading Post Farm shop loved by residents for its delicious locally sourced produce. Frogmary Green Farm on the outskirts of South Petherton also has a wonderful café / restaurant and other facilities. From the Esso station on the edge of the village is the regular Berry's Superfast bus service to London Hammersmith.

DIRECTIONS

What3words///kennels.themes.engineers



SERVICES

Mains water, drainage and electricity are connected. Oil fired central heating.

Ultrafast broadband is available in the area. You may receive a limited mobile signal indoors from the O2 network, but may need to use Wifi calling indoors. Outdoors, a mobile signal is likely from all four major networks.

MATERIAL INFORMATION

Somerset Council - Tax Band D

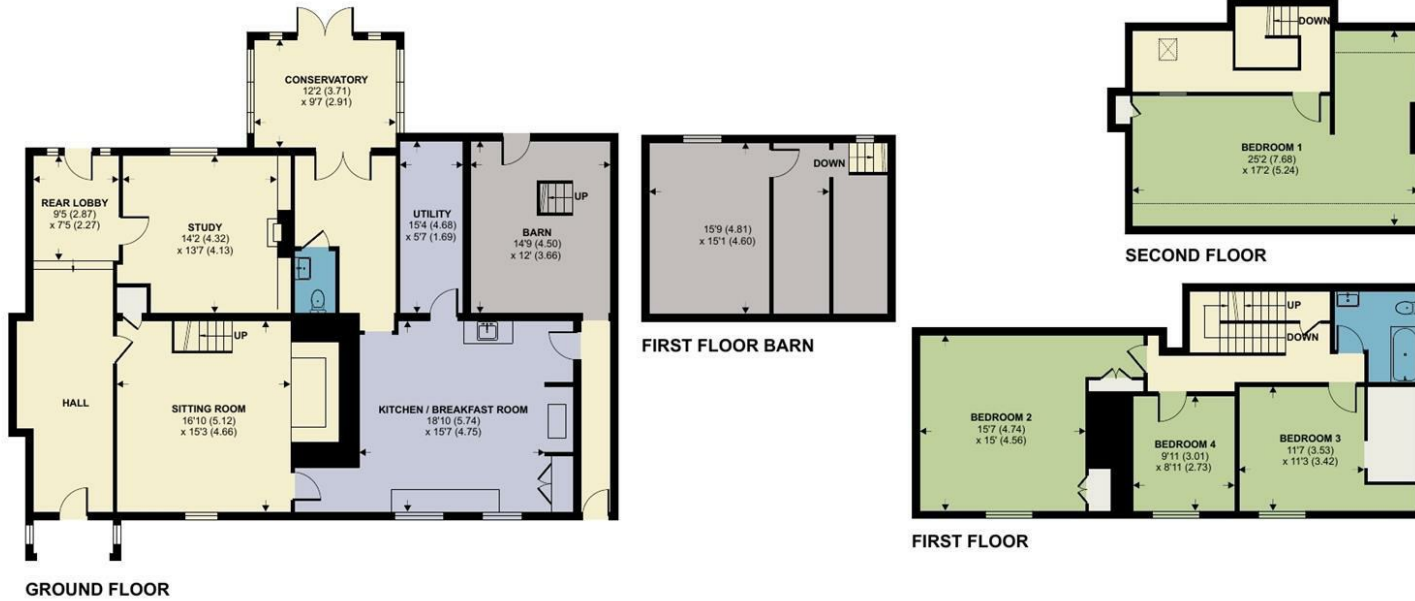
The property is Grade II listed.

The plot plan provided does not show the areas of flying freehold within the property or the right of way to the rear garden / orchard area. The office are happy to send a copy of the HM Land Registry title plan upon request if a buyer would like to see this prior to making a viewing.

Compton Durville, South Petherton

Approximate Area = 2635 sq ft / 244.7 sq m
 Limited Use Area(s) = 65 sq ft / 6 sq m
 Barn = 549 sq ft / 51 sq m
 Total = 3249 sq ft / 301.7 sq m
 For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Symonds & Sampson. REF: 1182528



ILM/KJS/190924



01460 200790

ilminster@symondsandsampson.co.uk
 Symonds & Sampson, 21 East Street,
 Ilminster, Somerset TA19 0AN



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT