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Hornblotton
Somerset

 Peter Greateorex



A distinguished Grade II Listed
Georgian farmhouse in around 5.5 acres

OFFERS IN EXCESS OF
£1,750,000



Overview

Rectory Farm is set within around 5.5 acres of beautifully landscaped gardens, paddocks, and wildflower meadows, in the peaceful hamlet of Hornblotton.

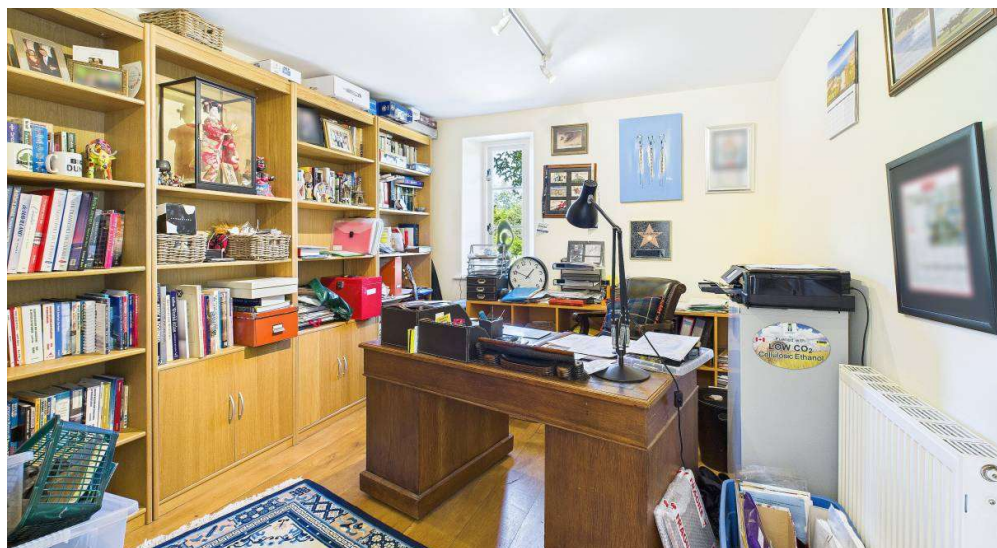
Thoughtfully restored and redecorated, the property exudes classical charm with elegant period features throughout and offers six bedrooms, generous reception rooms, and a characterful kitchen with an AGA at its heart.

A detached, contemporary two-bedroom annexe provides excellent potential for multi-generational living or income, while the grounds boast an all-weather tennis court, outbuildings, and a large barn with conversion potential (subject to planning).

Perfect for those seeking privacy, Rectory Farm is also well connected to Castle Cary, and Glastonbury making it an ideal rural family retreat.

The handsome north westerly-facing façade of the Georgian farmhouse with its symmetrical proportions, sash windows, and refined detailing is enhanced by a later extension.





Internally, the house has been decorated in a sympathetic style that complements its Georgian heritage, preserving the period character while introducing a fresh, welcoming atmosphere.

The accommodation is both generous and well-arranged across three floors. The ground floor offers three elegant reception rooms, each with their own distinctive charm and character. These include a formal triple aspect drawing room with French windows leading out to the garden, a cosy sitting room with an inglenook fireplace and wood-burning stove, and a study with bespoke built-in shelving—perfect for working from home or quiet reading.

At the heart of the home lies the traditional farmhouse kitchen, complete with a central island, solid wood cabinetry, granite worktops and a dual-control electric AGA. This room exudes rustic charm, with feature bread oven, flagstone floors, ceiling beams, sash windows with window seats, and an adjoining dining area set around a second inglenook fireplace. A utility room provides further storage, laundry facilities and a cloakroom/WC.

Upstairs, the accommodation continues with six bedrooms in total. The spacious light-filled landing has useful shelved cupboards. The principal suite features a vaulted ceiling with exposed beams, extensive built-in wardrobes, and a luxurious en suite bathroom with a roll-top bath. The remaining bedrooms are light and generously proportioned, all enjoying beautiful views across the gardens and paddocks. These are served by two further bathrooms—one with a walk-in shower and the other forming part of a second-floor suite.

Throughout the property, period details have been carefully retained and enhanced, including original flagstone flooring, sash windows, exposed beams, intricate oak doors, and bespoke joinery and benefitting from generous cupboard space throughout. The combination of classical Georgian elegance and traditional country charm makes Rectory Farm a truly special family home.





Outside

The grounds at Rectory Farm offer a perfect blend of beauty, practicality and rural charm. A sweeping gravel driveway leads to ample parking and garaging, while the surrounding gardens include manicured lawns, rewilded areas, and a variety of ornamental features.

For those seeking a more self-sufficient lifestyle, there is a productive vegetable garden complete with raised beds, a greenhouse and polytunnel.

The paddocks offer excellent space for livestock or equestrian use, complemented by an all-weather tennis court and a substantial 3,000 sq ft agricultural barn, which has been positively reviewed for conversion potential under pre-planning advice for accommodation or could potentially be used as a stable.

As well as a driveway entrance, a 5 bar gate leads from the lane to the property.

A modern wood-pellet boiler, housed in a dedicated boiler room, provides efficient and sustainable heating for the property.

Location

Hornblotton is a peaceful rural hamlet within easy reach of Castle Cary (rail to London Paddington), Bruton, Wells, Glastonbury and Somerton. The area is known for its strong sense of community, unspoiled countryside, and excellent state and independent schools including Millfield, Hazelgrove, and Wells Cathedral School.

Conveniently located just off the A37, with Bath, Bristol, and the A303 easily accessible. Bristol Airport lies 27 miles to the north

KEY FACTS

- Attractive five/six-bedroom extended period farmhouse
- Stylish two-bedroom detached annexe in former cowshed
- Around 5.5 acres of landscaped gardens, paddocks & grounds
- All-weather tennis court, outbuildings and greenhouse
- Spacious agricultural barn with potential for development
- Equestrian/smallholding potential - 4.5 acres of paddock
- Peaceful rural setting



Floorplan



These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 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 property has all necessary planning, building regulation or other consents and Peter Greateorex Unique Homes have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		





Key Facts

- Somerset Council, Band D
- Mains water and electricity
- Drainage – septic tank
- Separate sewerage treatment plant for annexe
- Parking – ample off road and an open garage





The Cowshed

Restored to its present state in 2015, the larch-clad annexe is a superb addition to Rectory Farm, offering flexible, self-contained accommodation with great potential for multi-generational living, guest use or holiday letting.

This stylish single-storey dwelling features a spacious open-plan layout, combining kitchen, dining and living areas under a vaulted ceiling. A wood-burning stove forms the cosy heart of the living space, while the kitchen is well-equipped and ideal for both short and long stays.

There are two generous double bedrooms, one with a sleek en-suite shower room, the other served by a separate bathroom. Large windows fill the space with natural light and provide views over the surrounding gardens.

Away from the main house, a private parking area is situated to the rear.



For more information please
get in touch with our team

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