





£1,350,000

To View:

Holland & Odam
Market Place, Somerton
Somerset, TA11 7NB
01458 785100

somerton@hollandandodam.co.uk

 4 + 2

 2 + 1

 5 + 2

Energy Rating **E & C**

Council Tax Band

Etsome Dairy Farmhouse - F
Croasdale House - A

Services

Mains electricity and water are connected. Private drainage. Oil fired central heating system & AGA.

Local Authority

Somerset Council
03001232224
somerset.gov.uk

Tenure

Freehold



Directions

From the Holland and Odam office in Somerton, turn right and follow the road to the mini roundabout and take the second exit onto Pound Pool. Follow this road a short distance and take the second left, passing the Fire Station on your right, onto Etsome Terrace continuing onto Etsome Road. Turn right onto Etsome Hill by the primary school and follow the road for approximately one mile then turn right onto Barpool Lane and the property will be found on the right hand side.

NB: Most sat navs will take you directly to a line of cottages at the top of Etsome Hill. Continue to the bottom of the hill and take first right into Barpool Lane and property is immediately on the right.

Description

Etsome Dairy Farmhouse is a charming unlisted period farmhouse that offers a unique blend of comfort, versatility amidst surroundings of natural beauty, accompanied by an attached two bedroom cottage which can either be incorporated into the main farmhouse or self-contained, making it perfect for multi-generational families or those seeking space for guests or additional income. The main farmhouse features generous and flexible accommodation with five reception rooms, four bedrooms with master ensuite and a family bathroom. All set within grounds of approximately 3 acres and surrounded by open farming countryside with far reaching views. With its distinctive character charm, versatile layout and beautiful surroundings, this property presents a unique opportunity to embrace the beauty of country living.

The farmhouse has a good-sized central reception hall leading to the sitting and dining rooms on one side and the kitchen/breakfast room with combined garden room on the other. The sitting room has windows on two sides including a glazed door to the garden and an attractive brick-arched fireplace fitted with a wood-burning stove. The adjacent dining room also has windows on two side with a lovely, south facing view across the garden and grounds. Off the other side of the hall is a light and airy room that combines the kitchen/breakfast room and garden room and has countryside views on two sides with French windows opening onto the herb-fringed terrace. The room incorporates a sizeable dining area and has units under beech and slate work surfaces, two-oven AGA, electric cooker and gas-fired hob. Adjacent to the kitchen are the home office, the laundry/boot room and a pantry that has extensive floor-to-ceiling storage cupboards and leads through to the adjoining cottage. At one end of the first floor landing is the principal bedroom, which has far-reaching views on two sides and an ensuite bathroom. The first floor also incorporates three further double bedrooms and the family shower room.

Croasdale House

A self-contained cottage that is sympathetically designed and also built of Blue Lias stone. On the ground floor off a centrally positioned hall are the sitting room and the kitchen/dining room and upstairs are two double bedrooms and a dual-access bathroom. Outside the cottage has its own driveway, parking and garden, which accommodates a vegetable plot and single garage with tandem workshop.

Location

Somerton is a picturesque, rural town in the heart of Somerset. There are a good level of amenities within this beautiful Market town including some local, independent shops, Art Galleries, antiques, cafes and several public houses enjoying attractive beer gardens and restaurants. Somerton also offers a library, doctor and dentist surgery, opticians, TSB bank, churches and schools within the town.

Further amenities can be found on the outskirts of Somerton within Bancombe Business Park including garages, recycling centre and Edgar Hall which holds a number of events for the locals to enjoy. A more comprehensive range of amenities can be found in Street (north) where the reputable Millfield School is located and for the 'festival goers' Glastonbury and Pilton are also within close proximity, Yeovil (south) or the County town of Taunton (west).

Somerton is well positioned for travel, easy access to the A303 and M5 with a well linked bus service and mainline railway stations are located in Castle Cary, Yeovil and Taunton with direct links to Waterloo and Paddington.





Grounds:

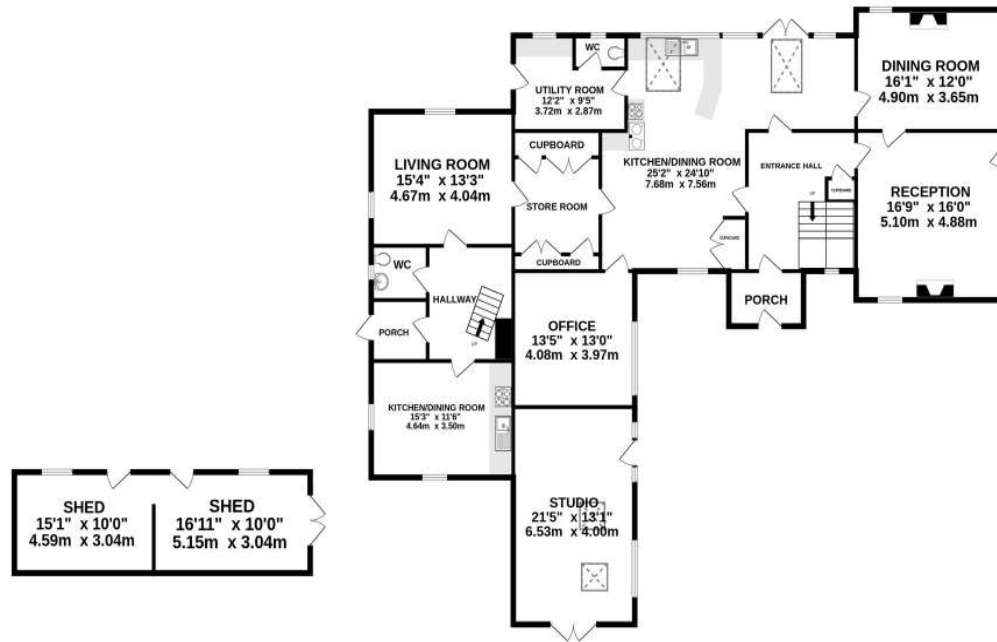
The farmhouse is approached off a peaceful lane with a parking area and two log stores immediately in front of the house. On one side is an attached former single garage which has been converted into an artist's studio. The garden extends around three sides of the house and consists of a gently sloping lawn fringed by several mixed borders and paved terracing on the southern and western sides of the house. The garden is enclosed by dry stone walling/hedging with the uphill side of the lawn open to the orchard and paddock. In all approximately 3 acres (1.21 hectares).



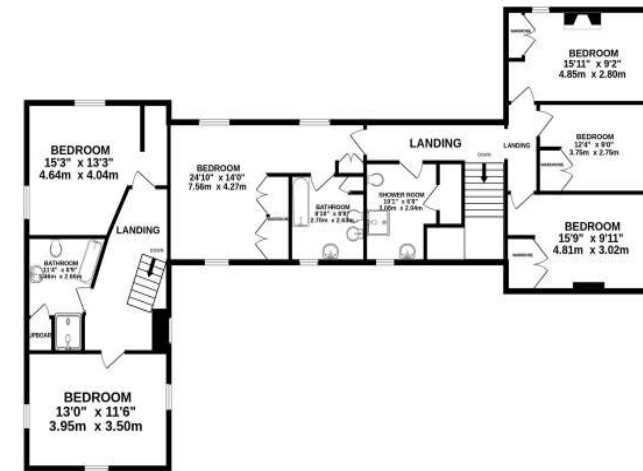
- Detailed planning consent has now been granted (16/01/1208/FUL dated 28 April 2016 (now perpetual) for the erection of natural stone-built studio/office
- Period farmhouse with attached two bedroom cottage, ideal as a self-contained AirB&B additional income/ long term let or alternatively incorporated into the farmhouse
- Situated on the fringes of Somerton within grounds of approximately 3 acres including a paddock and enjoying far-reaching countryside views
- Generous accommodation with ample reception rooms combining traditional charm and open modern living spaces making this the perfect family home
- Four double bedrooms with master en-suite and family bathroom, all benefiting with an outlook of the grounds and beyond
- Shepherds Hut available to purchase by separate negotiation or space to add your own with all-weather electric hook up in place



GROUND FLOOR
2677 sq.ft. (248.7 sq.m.) approx.



1ST FLOOR
1477 sq.ft. (137.2 sq.m.) approx.



TOTAL FLOOR AREA : 4154 sq.ft. (385.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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