

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



ETSOME DAIRY FARMHOUSE, ETSOME HILL, SOMERTON, TA11 6JD



**ETSOME DAIRY FARMHOUSE, ETSOME HILL,
SOMERTON, TA11 6JD**

A charming period farmhouse with ancillary accommodation, set within delightful gardens, grounds and land amounting to approximately three acres.

Etsome Dairy Farmhouse is a splendid unlisted property with characterful accommodation including a porch, entrance hall, kitchen dining room, three reception rooms, utility, home office, studio, four double bedrooms and two bath/shower rooms. In addition, there is an adjoining annexe that is ripe for holiday letting, it includes a kitchen, sitting room, cloakroom, and two bedrooms with a bathroom.

The property is set within a picturesque rural position with far reaching views over surrounding countryside. There are gardens accessed from both the main house and annexe, and there are also two paddocks, and a mature orchard.

Accommodation

Etsome Dairy Farm is a delightful period farmhouse which has been updated, improved and extended over the years to create a flexible and most appealing family home which perfectly complements the surrounding natural beauty. The adjoining annexe is perfect for multigenerational living, or indeed income generation through holiday or long term letting. The house enjoys both a rustic and elegant charm with a French farmhouse feel. Features include flagstone flooring, exposed stonework and timber panelling. Every living room of the property has a spacious feel with light flooding in.

The property is set back from the country lane with parking in front of the house. The front door is set beneath a portico which subsequently leads into a porch and then the reception hall. The hall branches off into the sitting and dining room on one side, and the kitchen/breakfast room combined with a garden room on the other.

The sitting room is illuminated by windows on two sides, one of which includes a glazed door that opens to the garden. This room also features an attractive brick-arched fireplace equipped with a wood-burning stove. Next to the sitting room, the dining room enjoys a charming view of the garden and grounds through its south and west facing windows.





On the opposite side of the hall, the kitchen/breakfast room, together with the garden room also benefit from the idyllic countryside views with French windows leading to a herb-fringed terrace. The kitchen includes a spacious dining area and is fitted with units under beech and slate work surfaces, a two-oven AGA, an electric cooker, and a gas-fired hob. Adjacent to the kitchen are the laundry/boot room, and a pantry which is sure to make any cook jealous featuring extensive floor-to-ceiling storage cupboards. A door from the pantry connects to the adjoining cottage. Also by the kitchen there is a home office which then leads through to the studio, both of which being extremely versatile work from home spaces or indeed extra reception rooms.

Upstairs, at one end of the first-floor landing, is the principal bedroom with expansive views on two sides and an ensuite bathroom. The first floor also contains three additional double bedrooms and a family shower room.

Crossdale House

The property has been extended to provide a sympathetic additional wing which could be fit for a range of uses. The annexe seamlessly blends with the original property with blue lias stonework. Internally there is a porch, sitting room, kitchen dining room, w/c, two double bedrooms and a bathroom. The cottage has its own driveway, parking and access to a very generous garden where there is a large garage and several vegetable patches.

Outside

The farmhouse is nestled alongside the quiet country lane within its own grounds with gardens to the south, west and east. There is ample parking for the main house to the north, and as mentioned more parking for the annexe too.

One of the main reasons the house is so light internally is the predominantly southerly aspect. The gardens enjoy almost total sunshine throughout the day and outside the kitchen the terrace is a perfect sun-trap. Adorning the terrace, there are fragrant herb beds full of rosemary, sage and lavender adding to the sensory experience. The rest of the gardens are predominantly laid to lawn with deep surrounding borders accommodating an excellent variety of plants and shrubs, and there are several mature trees too including a maple and impressive flowering magnolia. Available by separate negotiation, there is a shepherds hut and the electrical hook-up is all ready for use.

There is planning permission for a workshop/studio in the garden by the shepherds hut with designs available upon request.

Enclosing the gardens and grounds there is a mixture of dry stone walling and hedging, with the southernmost side of the lawn open to the orchard and paddock. In all approximately 3 acres (1.21 hectares).





About the area

Etsome is a quiet rural hamlet located just a mile north of Somerton. The hamlet consists predominantly of former and active farms, with pretty blue Lias farm houses forming the vernacular.

Somerton was an important town in Roman times and in the 8th century became the capital of Wessex. It's now a thriving Market Town in the heart of Somerset yet with easy road access via the A303 road a few miles south and the main line rail station at Castle Cary. Somerton provides a wide range of local services including a two small supermarkets, Doctors Surgery, Library, Butchers, Newsagent, Chemist and Post Office. Close by are other small towns including Street, Glastonbury, Wells, Castle Cary, Yeovil and Sherborne whilst Bristol, Bath and Taunton are also within easy reach. A railway to Somerton could be on the horizon soon too with a feasibility study having already been carried out and the local MP pushing for a proposal.

There are excellent state and independent schools locally which include a well-respected primary school in Somerton and secondary schools (and 6th form college) in Street and Huish Episcopi. Independent schools include, Millfield (at Street & Glastonbury), Wells Cathedral, Downside, All Hallows and the schools at Bruton and Sherborne. There are lots of good restaurants and pubs in the town and surrounding villages, and most sporting, cultural and social requirements can be met.

Services

Mains water and electricity. Private drainage. Oil fired central heating.

Tenure: Freehold

Energy Performance Rating: E

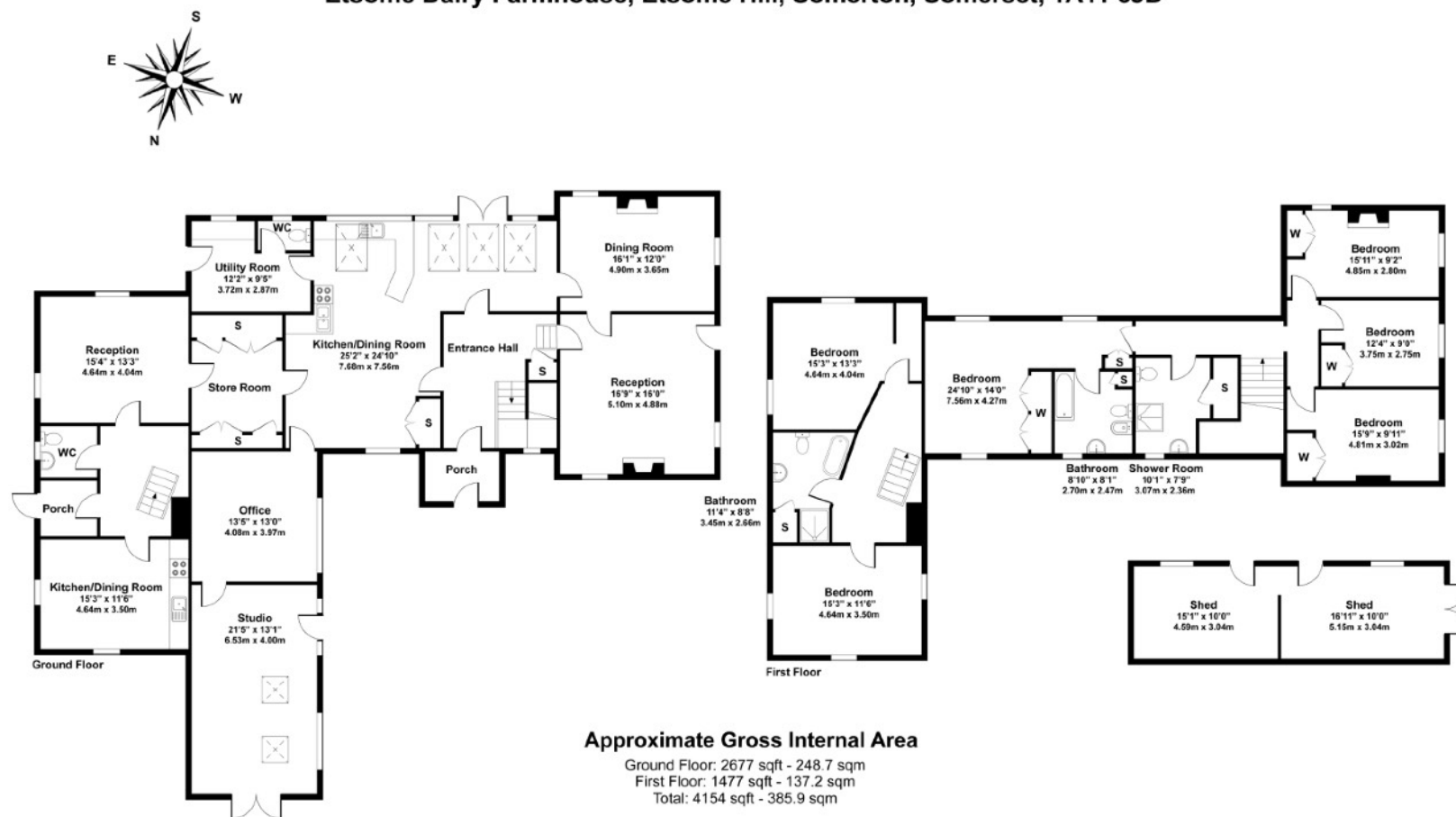
Council Tax Band: F

Directions

From the Roderick Thomas office in Somerton, turn right and follow the road to the mini roundabout and take the first exit onto Behind Berry. Follow this road for a short distance and turn right onto Pinewood. The next right is Pinewood Drive, turn onto this road and continue onto Beech Grove where there will be a right hand turn to Barpool Lane. Continue along Barpool Lane and the property will be located on the left after one mile.



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VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

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