

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



OLD HOME FARM, COMPTON STREET, COMPTON DUNDON, SOMERTON, TA11 6PS



**OLD HOME FARM,
COMPTON DUNDON, SOMERTON, SOMERSET, TA11 6PS**

Somerton 4 miles, Street 3 miles, Glastonbury 6 miles, Wells 12 miles, Yeovil 13 miles, Castle Cary 14 miles, A303 6 miles, Bath 29 miles, Bristol 32 miles

A beautifully presented and substantial detached four-bedroom period property with a wealth of character, generous living spaces, and outstanding south-facing gardens within the highly sought-after village of Compton Dundon.

Accommodation comprises boot room, dining room, garden room, large open-plan kitchen/family room, snug, utility room, and bathroom on the ground floor, with four double bedrooms and a family bathroom upstairs.

Summary

A charming, spacious, and versatile family home. Built of Blue Lias elevations under a clay tiled roof, Old Home Farm seamlessly blends original period features with contemporary finishes, offering exceptional accommodation, a spacious kitchen/family hub for socialising and dining, and extensive landscaped gardens.

Accommodation

Old Home Farm occupies a discreet position on a quiet village road and is approached via a gravelled driveway providing off-road parking for several vehicles. The house, believed to date back several centuries, has been tastefully extended and enhanced to create a wonderful mix of traditional and modern living spaces.

Entry is via a handsome stone boot room with leaded windows, exposed beams and stone flooring, opening into a small hallway. This in turn leads into the formal dining room—a striking heart to the home with flagstone flooring, dual aspect garden views, and a central wood-burning stove, ideal for evening gatherings.

A door leads into the cosy snug, featuring wooden floors and a characterful Inglenook fireplace with another wood burner—perfect for relaxing year-round. Adjacent is the light-filled garden room with exposed stonework and French doors opening to the garden, creating a seamless connection between indoor and outdoor living.





From the central dining area, one steps into a stunning open-plan kitchen/family space. Recently fitted with bespoke cabinetry, cream shaker-style units, quartz worktops, a large Belfast sink with Quooker tap (providing boiling, sparkling, and filtered water), and a range of integrated NEFF appliances, this is the true hub of the home. Appliances include a fridge/freezer, dishwasher & wine cooler.

A feature Inglenook fireplace with Bressummer beam offers space for an AGA or range cooker. Currently fitted with an ER7 electric AGA, which is available by separate, specific negotiation. A second wood burner at the far end enhances the flexible living area which could also serve as a breakfast or dining space.

A separate utility room and ground floor bathroom complete the downstairs accommodation.

Upstairs, the staircase leads to four generously sized double bedrooms. The principal bedroom is a standout, with vaulted ceilings, exposed beams, wooden floorboards, and a beautiful stone wall. There is ample wardrobe space with potential for conversion into an en-suite.

The remaining bedrooms are similarly sized, two with delightful window seats overlooking the garden, and one with a period fireplace. The large family bathroom offers a separate shower and bath, basin, WC, and heated towel rail.

Outside

The gardens are a particular highlight—well-established, predominantly south-facing, and thoughtfully landscaped. Mature lawns, rose and hydrangea beds, gravel paths, and a large walnut tree offer both beauty and privacy. There is also a pond, a working well, greenhouse, two wooden sheds, and feature arches.

To the front is a smaller garden with apple and pear trees, a gravel driveway providing off road parking and a 7Kw EV charging point. Further practical features include a log store, water butts, and a twelve-panel solar array generating an approximate income of £1,600 p.a.

Tenure and Other Points

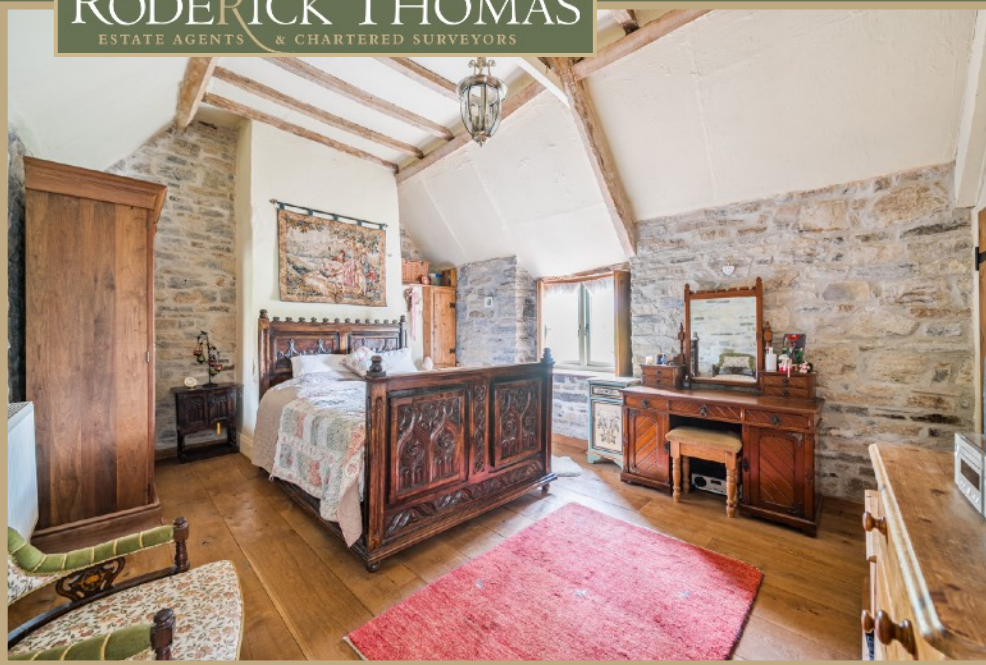
Freehold

Not listed

Mains water, drainage and electricity connected.

Oil-fired central heating.





Fibre broadband supply.
Oil-fired central heating. Solar PV system (12 panels).
Somerset Council
Council Tax Band – E
EPC: D

About the Area

Compton Dundon is a peaceful and picturesque village surrounded by open countryside, yet within close reach of Somerton, Street, and Glastonbury. The older parts of the village are built in the local Blue Lias stone.

Compton, Dundon and Littleton share a range of community facilities including the church and cricket pitch in Dundon and post office, village hall and the Castlebrook pub in Compton, and there is easy access to a wide range of schooling, both state and independent, including Millfield, Wells Cathedral, and Huish Episcopi. The village is well-positioned for access to the A303 and Castle Cary station, offering links to London and the West Country.

The larger towns of Glastonbury, Taunton, Yeovil, Sherborne and Bruton are all within easy reach and offer a full range of leisure, sporting, shopping and arts facilities.

IMPORTANT NOTICE

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All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Purchasers must satisfy themselves on all matters by inspection or otherwise.

VIEWINGS

Interested parties are advised to check availability and current situation prior to travelling to view any property.



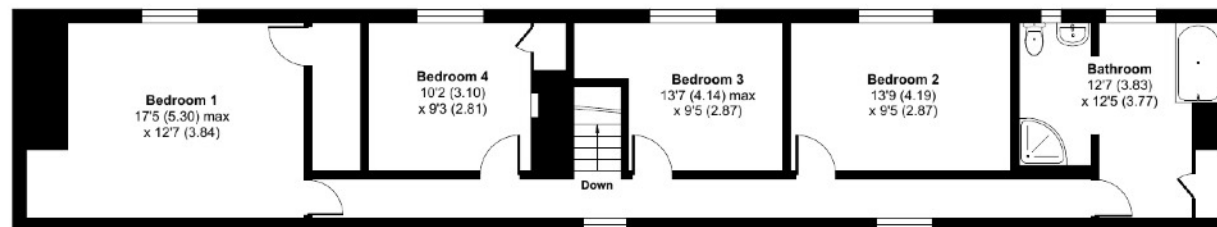
Compton Street, Compton Dundon, Somerton, TA11

Approximate Area = 2180 sq ft / 202.5 sq m

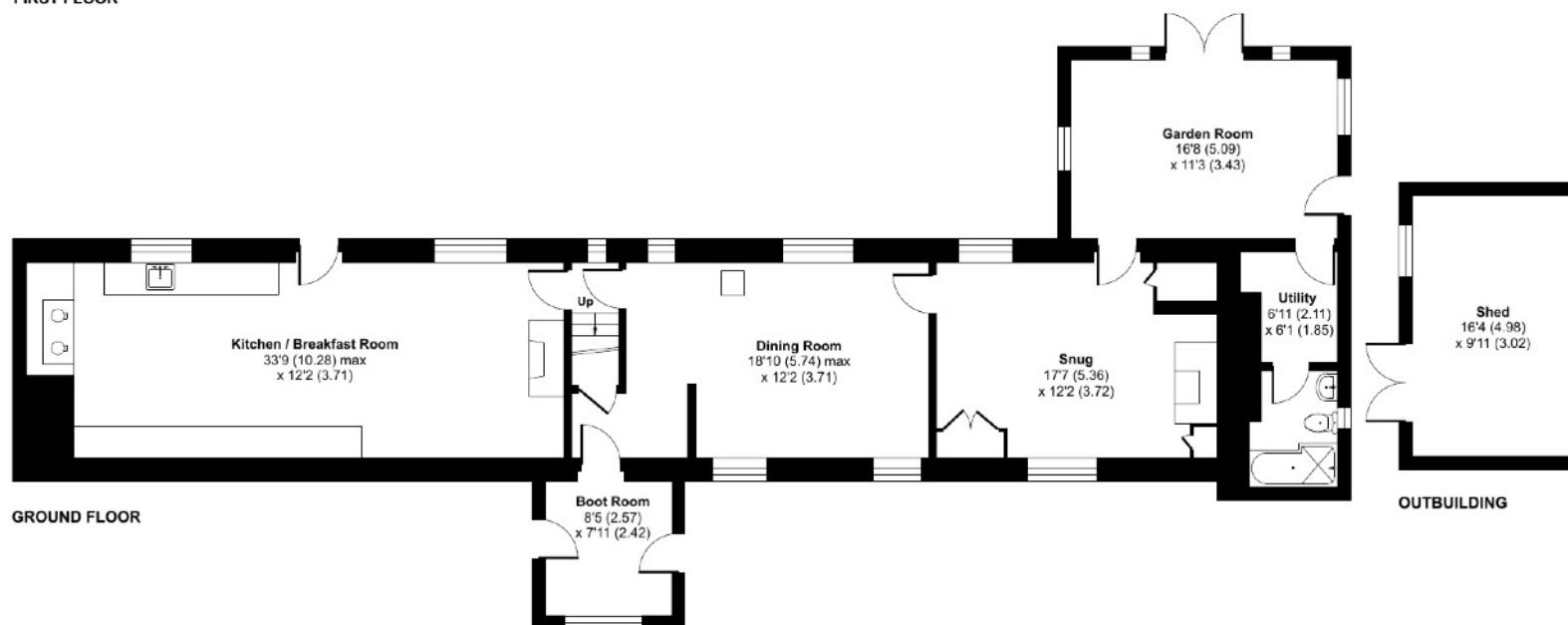
Outbuilding = 162 sq ft / 15 sq m

Total = 2342 sq ft / 217.5 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Roderick Thomas Limited T/A Roderick Thomas Estate Agents and Chartered Surveyors. REF: 1315060

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