

# North Acre Farm

Bratton Seymour, Somerset







# A handsome red brick detached five bedroom house, in an enviable rural setting.

The Newt 2.5 miles, Bruton 3 miles, Castle Cary 4 miles, Sherborne 10 miles, Frome town centre 14.5 miles  
(All distances are approximate)



5



4



3

## Summary of accommodation

### Main House

**Ground floor:** Entrance hall | Living room | Dining room | Kitchen/breakfast room | Conservatory  
Utility room | Cloakroom

**First floor:** Principal bedroom suite | 2 double bedrooms en suite bathrooms

**Second floor:** 2 double bedrooms | Bathroom

### Outside

Gardens | Double garage & workshop | Parking

In all approximately 1.1 acres

## Situation

(Distances and times are approximate)

The property is positioned in the picturesque hamlet of Bratton Seymour and enjoys a peaceful position with far reaching views.



The Newt hotel, spa and gardens, and the Hauser & Wirth Gallery in Bruton are both within easy reach; Babington House, the private members' club, with its swimming pools, tennis courts, gym, bars and restaurant is also only a short drive away.



Nearby Bruton has excellent amenities that can cater for most day-to-day requirements. These include several restaurants and cafés, two pubs, a butcher, artisan bakery, four mini-supermarkets, petrol station, pharmacy, Post Office and a selection of independent shops. The town also has a vet, doctor's surgery and dentist.



The A303 provides a direct route to London via the M3 and there is a mainline rail service from Bruton to London Paddington, and the new train to Waterloo. Nearby Castle Cary has a mainline station offering more services.



There is a primary school and excellent local independent schools in Bruton to include King's School Bruton and the state owned boarding school Sexey's. Also nearby are All Hallows, Downside, Hazelgrove, Port Regis and the Sherborne schools also within easy reach.





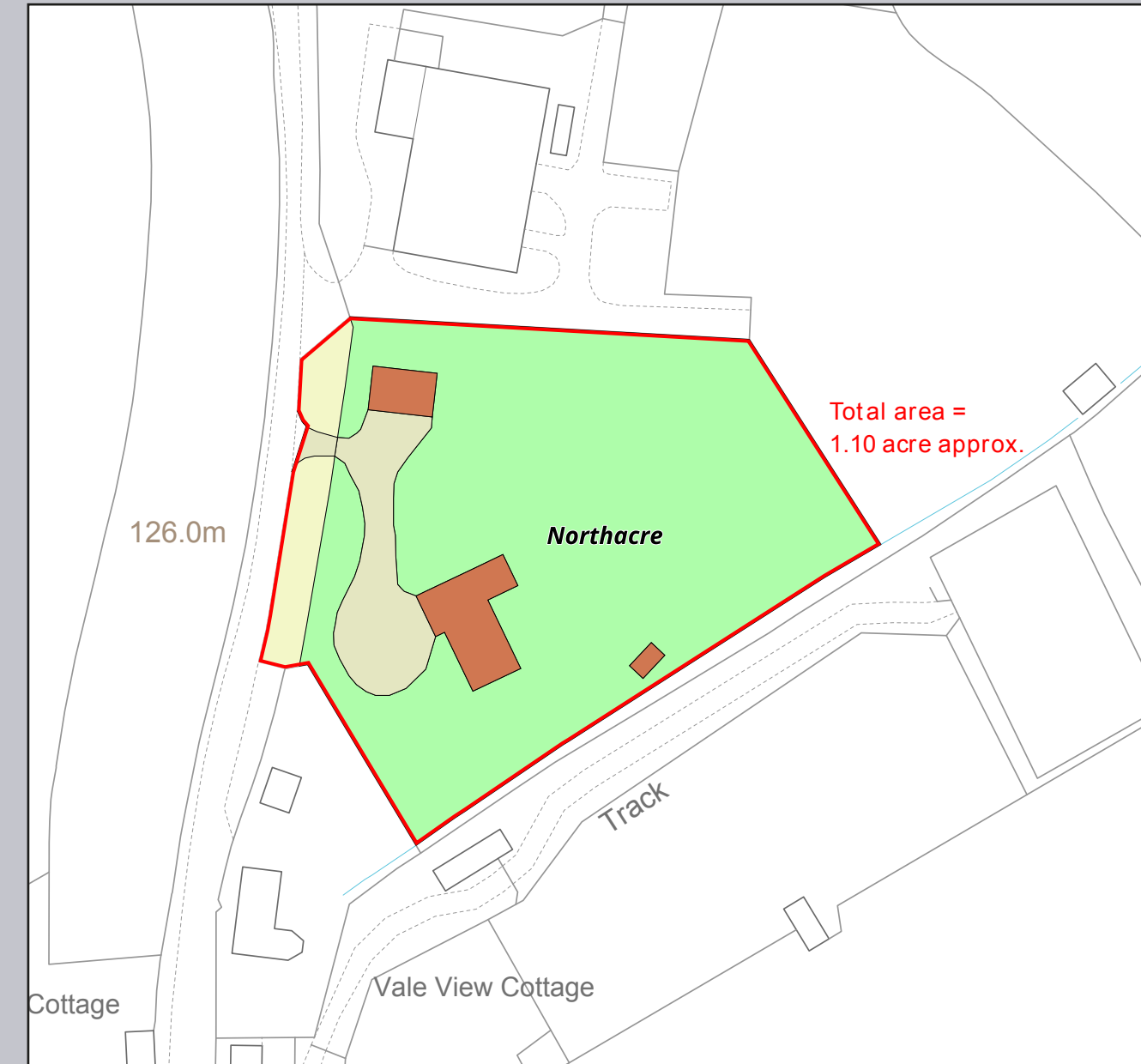
## The House

Northacre is a fantastic family home which was built in 2005 and offers spacious and versatile modern family living space arranged over three floors. The property was re-decorated last year, with new carpets throughout and a new kitchen.

From the entrance hall is the kitchen/breakfast room with AGA, leading into the conservatory which is a light and airy dining space where you can enjoy the fabulous views. From here is the dining room, which leads through to the spacious triple aspect living room with wood burner. Also on this floor is a utility room and cloakroom.

On the first floor is the principal bedroom suite comprising double bedroom, bathroom and dressing room; and two double bedrooms, both with en suite bathrooms. On the second floor there are two further double bedrooms, and a bathroom.





<p>LDS Ltd Plan Preparation Unit 15, Glenmore Business Park Telford Road Salisbury SP2 7GL  (e) planprep@lds-survey.co.uk</p>			<p>Date: 10/06/24 Drawn By: CW Scale: 1:1000 @ A4 Plan Ref: 18908  Title: Northacre</p>
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## Gardens and Grounds

The property is approached onto a private driveway where there is plentiful parking in addition to the double garage with attached workshop.

The mature gardens wrap around the property and comprise large lawns, an entertaining terrace and a productive kitchen garden with raised beds.

## Property Information

**Tenure:** We are advised that the property is Freehold.

**Services:** We are advised that there is mains water and electricity. Private drainage (septic tank). Oil fired central heating.

**Local Authority:** South Somerset District Council – somerset.gov.uk

**Council Tax:** Band F

**EPC:** D

**Postcode:** BA9 8BY

**What Three Words:** //thinker.branched.luring

**Offers in excess of:** £2,000,000

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



## Approximate Gross Internal Floor Area

Main House = 313 sq.m / 3,369 sq.ft

Garage = 51 sq.m / 548 sq.ft

Total Area = 364 sq.m / 3,917 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2024. Photographs and videos dated June 2024.

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