



Carent's Farm, Yeovil Marsh, Somerset



A charming Georgianised 14th century farmhouse set in six acres with an annexe and beautiful garden.

Summary of accommodation

Ground Floor – Hall | Drawing room | Dining room | Inner hall | Sitting room
Kitchen/breakfast room | Larder | Utility/freezer room | Cloakroom | Boot room

Attached Annexe – Sitting room & first floor double bedroom & bathroom

First Floor – Part-galleried landing | Walk-through dressing room to principal bedroom with ensuite bathroom | Guest bedroom | Two further double bedrooms
Family bath & shower room

Garden and grounds – Parking | Attached single garage with storage
Summer house (former granary) | Garden | Orchard | Kitchen garden
Greenhouse | Outbuildings | Paddock

In all approximately 6 acres

Distances

Yeovil town centre 2.5 miles | Yeovil Junction station 4.5 miles (Waterloo 2 hours 16 minutes) | Ilchester/A303 3.5 miles | Sherborne 7.5 miles
Taunton/J25 M5 25 miles | Bristol Airport 40 miles | Exeter Airport 45 miles
(Distances and time approximate).



4+1



2+1



3+1



6 acres



Location

Carent's Farm is situated on the edge of the small village of Yeovil Marsh and backs onto open, unspoilt countryside. The large town of Yeovil is conveniently nearby for all that the town has to offer. This includes an excellent range of shops including three supermarket superstores, many large retail parks, Yeovil Hospital and a choice of medical, dental and veterinarian surgeries. For immediate needs there is a convenience store about half a mile away. There are also good transport links within easy reach. The A303 and A37 are both close by, Yeovil Junction station has regular and direct services to Waterloo and both Bristol and Exeter airports are just over an hour's drive away offering flights to UK and international destinations. The local area is also renowned for its excellent range of schools from both the state and independent sectors. These include a wide choice of popular primary schools, as well as a good selection of independent schools including the Sherborne schools, Hazelgrove, Leweston, Perrott Hill, Millfield and King's Bruton, which are all within a 15-mile radius.

Carent's Farm

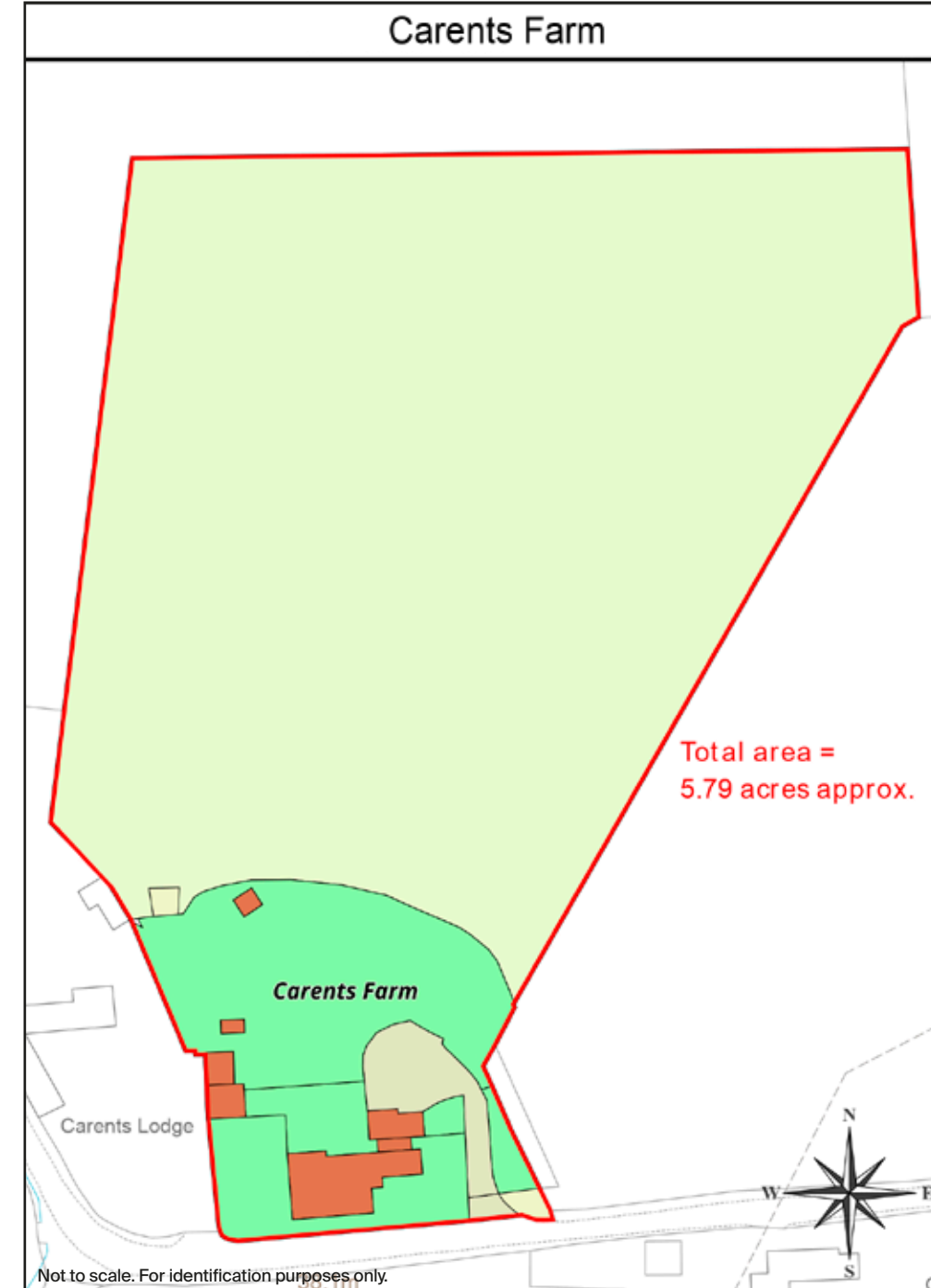
Carent's Farm has a truly captivating setting off a quiet country lane with views across a swathe of beautiful, lush countryside. It is thought that the house possibly dates from the 14th century and was then transformed in the early Georgian period. Architecturally it has changed little since, save joining a brick-built cheese house to the house in recent years to create a lovely two-storey annexe. Unsurprisingly the house itself is Grade II listed along with the low, coped brick boundary wall that complements the house perfectly. The house is built of local stone with Ham stone dressings under a stone and slate roof and has stone mullion windows with leaded lights. It also bears many of the characteristics of the early part of possibly the most elegant period of British architecture, with a south-facing front façade and well-proportioned rooms with tall ceilings. It has also retained many original architectural fittings that reflect its long history. These include substantial, chamfered ceiling beams, flagstone floors, window seats and two fine inglenook fireplaces, which have both been fitted with wood-burning stoves. Until quite recently the property was part of a working farm that was first owned and worked by the Carent family from 1324. It was completely refurbished in 2003 and has been the much-loved home of the current owner for the past ten years, during which time it has clearly been meticulously maintained. The ground floor encompasses flagstone floored reception and inner halls, three good-sized reception rooms with working fireplaces. The kitchen/breakfast room at the back of the house looks out across the garden, with access through French windows to the terrace. Upstairs off a part-galleried landing there are four double bedrooms that all have views across the surrounding farmland. The principal bedroom suite incorporates a walk-through dressing room and an ensuite bathroom accessed down a short flight of stairs. The three remaining bedrooms share the family bath and shower room.





Outbuildings, Garden & Paddock

Carent's Farm is approached down a gravel drive that leads to a circular parking area and adjacent garage, which is attached to the side of the cheese house annexe with a door to the main house's boot room. The garden is an absolute dream and was created about 20 years ago. It surrounds the house and has matured to perfection. The front of the house is draped in wisteria and climbing roses and overlooks a beautiful parterre rose garden. Most of the garden extends out beyond the terrace behind the house and is enclosed by a tall hornbeam hedge. Its design incorporates a large level lawn fringed with colourful borders, a line of pollarded Large Leaf Lime trees, a variety of specimen trees, a very productive, mixed orchard and is overlooked by a timber granary that now serves as a summer house. The kitchen garden lies on one side behind a hedge and consists of raised beds, soft fruit cage and a greenhouse. Beyond are two brick outbuildings for storage. Beyond the hornbeam hedge is a large, level paddock enclosed by stock-proof fencing and field hedging. In all the garden and land amount to about 6 acres (2.43 hectares).



Property Information

Tenure: Freehold.

Services: Mains water, electricity & drainage. Oil-fired central heating. Electric AGA. Ultrafast broadband.

Local Authority & Council Tax Band: Somerset Council (www.somerset.gov.uk). Tax Band G.

Directions (Postcode BA21 3QE)

What3Words: thrashing.duet.extra

Travelling along the A303, exit onto the A37/Roman Road towards Ilchester. Drive for half a mile to a roundabout and take the second exit continuing along Roman Road, signed to Yeovil. Continue for just over two and a half miles and then turn left, signed to Yeovil Marsh. The driveway entrance will be found on the left after half a mile. Carent's Farm is the last property on the left as you exit Yeovil Marsh.

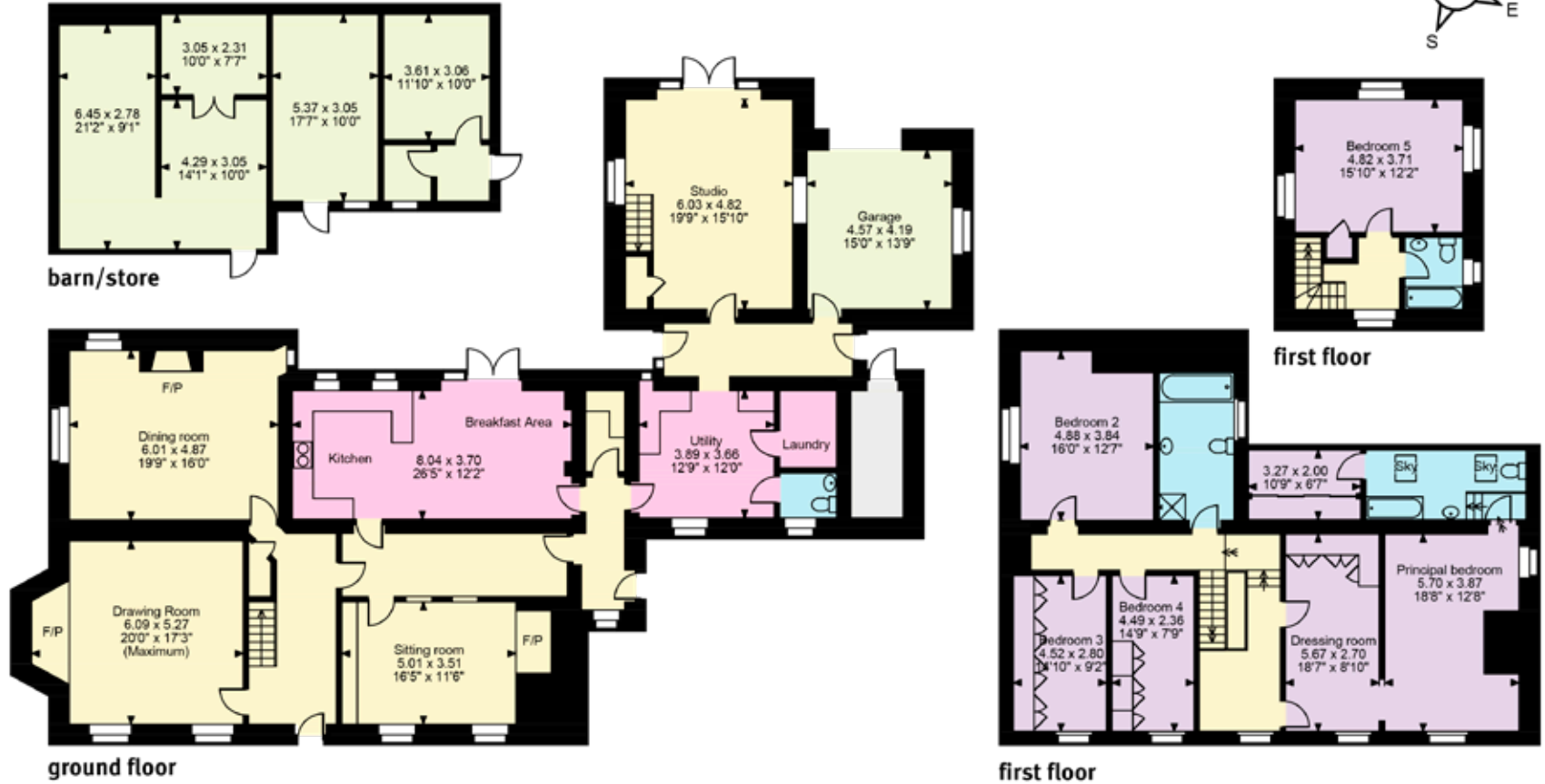
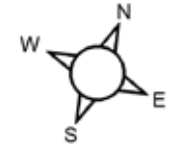
Approximate Gross Internal Floor Area

Main House: 378 sq.m / 4,072 sq.ft

Garage: 19 sq.m / 206 sq.ft

Barn/Store: 80 sq.m / 858 sq.ft

Total: 477 sq.m / 5,136 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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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 May 2024. Photographs and videos dated May 2024.

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