

An aerial photograph of a large, historic stone farm complex with multiple buildings and a central courtyard. The main building has a grey slate roof and several windows. To its right is a long building with a red-tiled roof. In the foreground, a circular stone fountain with a central tiered structure sits in a green lawn. A path leads from the fountain towards the buildings. The property is surrounded by trees, some with autumn foliage, and a large tree is on the left. The sky is blue with some clouds.

Symonds
& Sampson

Somerton Court Farm

Somerton



Somerton Court Farm

Somerton, Somerset, TA11 7HP

Somerton 1 mile, Glastonbury 7 miles, Yeovil 9 miles, Taunton 18 miles, Bath 32 miles
(Distances are approximate)

Lying in the heart of Somerset only a short distance from the picturesque town of Somerton is this substantial Grade II listed farmhouse and converted outbuildings which offer spacious and versatile multi-purpose accommodation with a blend of historic charm and modern luxury

- A rural yet accessible location •
- Flexible accommodation extending to an impressive 6,880 sq.ft •
- Main house providing 3 reception rooms, 4 bedrooms and 3 bathrooms •
- Converted threshing barn forming an excellent entertaining space •
 - Annexe with 5th bedroom and kitchenette •
- Office suite with meeting room and guest 6th bedroom well suited as a second annexe •
- Beautifully manicured formal gardens, courtyard and tennis court •
 - Sweeping gravel drive, paddock and wildlife pond •
 - Garden room, garaging, stabling and summer house •
 - Set in 5.89 acres (2.39 hectares) of grounds and land •
- Further adjoining 15.19 acres also available, Guide Price £175,000 •

For Sale by Private Treaty

Guide Price: £1,400,000





Main House

The main house is a stunning period property which blends classic elegance with modern comfort amidst picturesque surrounds. Constructed in the early 18th century of local blue Lias stone elevations under a Welsh slate roof, the accommodation is of generous Georgian proportions and offers versatile living spaces with contemporary amenities. The classic architecture features multipaned sash windows, fitted internal shutters, stone surround fireplaces and servants bells.

The house's front features an inviting reception hall leading to a drawing room, a sitting room, and a dining room with flagstone floors and a former ornamental range. The kitchen is fitted with bespoke units by local craftsman James Ellis and includes an oil-fired AGA, granite tops and a steam oven and enjoys a separate larder.

On the first floor are four spacious bedrooms, all with picturesque rural views. One bedroom features an ensuite shower room, while a large family bathroom boasts a luxurious roll-top bath, shower, WC, and basin.









The Threshing Barn

The adjoining traditional farm buildings have been converted and integrated by the current owners into a range of residential ancillary accommodation. The most impressive of which is the former threshing barn which provides a huge party barn open to the roof trusses with full height glazed arched former entrance and access from an inner courtyard. A first-floor galleried area provides a music room/lounge and adjoining a kitchenette and an ensuite 5th bedroom which combine to provide a flexible entertainment suite and potential as a self-contained annexe.





Office Suite

Further thoughtfully converted farm buildings provide a twin office suite with shower room and beyond this a dual purpose meeting room or guest suite sitting room and ensuite 6th bedroom above which is perfect for visitors or a potential second annexe.

Access is from an inner landscaped courtyard, the centrepiece of which is a mature olive tree.



Outbuildings

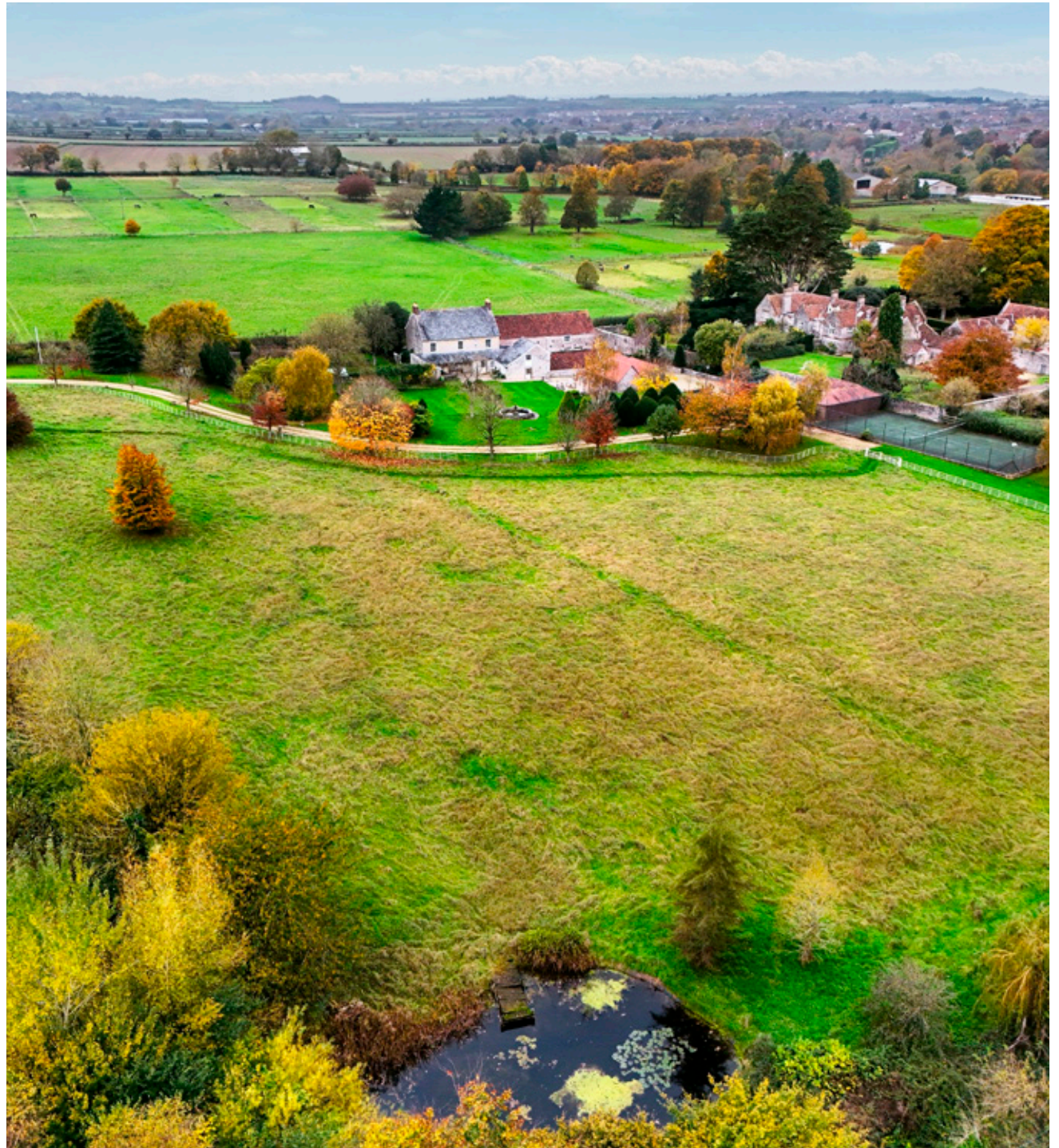
For the outdoor person is a timber under tiled roof stable block re-purposed to a machinery store with a small concrete yard area. Behind is an all-weather tennis court and beyond is a large informal garden interspersed with silver birch trees leading down to a picturesque hidden stone-built summerhouse in the corner of the property.

The entrance drive opens out to a gravelled area that offers parking for multiple vehicles and a tiled roof carport accommodating three cars.

Grounds & Gardens

Somerton Court Farm is accessed via a grand pillared entrance to a Cotswold stone driveway flanked by staddle stones that gently winds its way to the house and outbuildings. The house is surrounded by immaculate formal gardens, which include lawns, specimen trees and shrubs. A pathway lined with bushes leads to a captivating circular pond featuring a beautiful fountain.

At the rear of the farmhouse are extensive paved terraces and a detached Garden Room with a flagstone floor and mezzanine providing an ideal space for summer entertaining. Converted pigsties serve as storage and there are laundry facilities and a gardener's WC. To the side of the house is a walled garden with a variety of trees and shrubs.



The Land

Enclosed by metal park rail fencing and mature hedgerow boundaries is a level field of Lower Lias soil currently down to permanent pasture. In one corner is a wildlife pond. Extending to 3.45 acres the land is perfect for equestrian, smallholding and amenity purposes.

Adjoining the southern boundary are two further fields which are exclusively available to the buyer of Somerton Court Farm. Extending to 15.19 acres (6.15 hectares) this land is currently in grass and enclosed with mature hedgerow and post and rail fenced boundaries and enjoys a separate highway access. A public footpath crosses this land and provides a picturesque walk up to Somerton Wood.



Situation

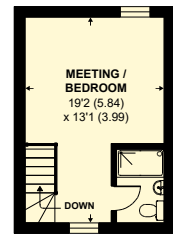
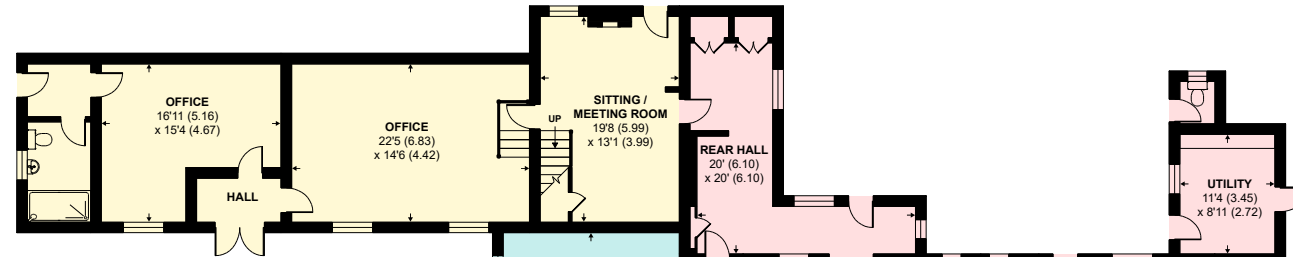
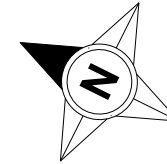
Set in attractive open countryside, the property is located just a short distance away from the historic town of Somerton, once the county town of Somerset in the 13th and 14th century. The town's focal point is the 17th century Market Square with the striking Buttercross showcasing the town's rich heritage noted by the historian Niklaus Pevsner as one of Somerset's most happily grouped urban pictures. This is flanked by old town halls, elegant houses and inviting inns and cafes exuding a timeless charm.

In addition to its historical splendour, Somerton offers modern conveniences with a range of boutique and everyday shops, a contemporary indoor precinct and sports and leisure facilities.

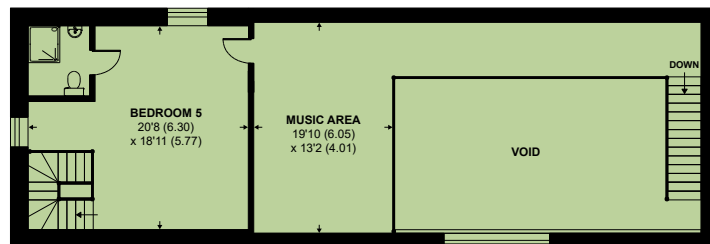
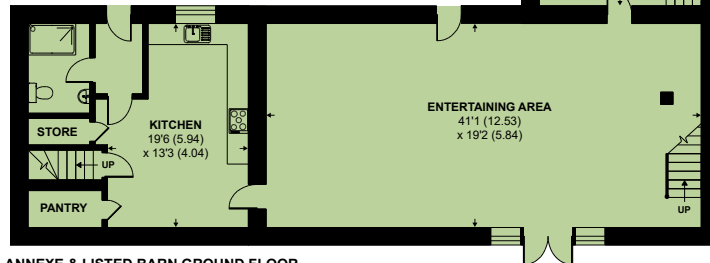
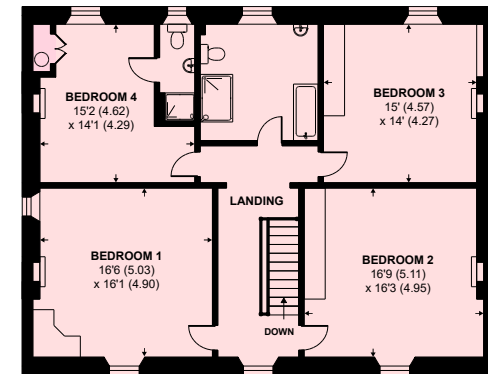
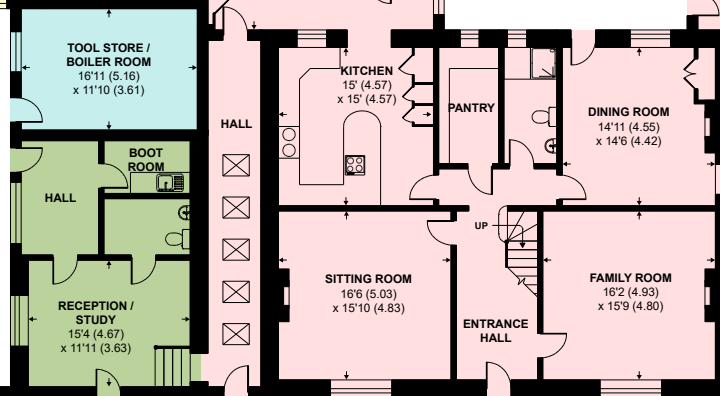
Somerton Court Farm, Somerton

Approximate Area = 6880 sq ft / 639.1 sq m (excludes void)

For identification only - Not to scale



LANDSCAPED COURTYARD



KEY:



FARM HOUSE



OFFICE



ANNEXE & LISTED BARN



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Symonds & Sampson. REF: 1096113





Education

King Ina state primary school in Somerton and Huish Episcopi state secondary Academy at Langport (6 miles). The area is renowned for its independent schools which include Millfield, Hazelgrove Prep and the Sherborne and Taunton Schools.

Sport and Recreation

The immediate area has a good network of footpaths and lanes for walking and cycling. Yeovil has a modern leisure complex with swimming pool and gym, multiplex cinema and bowling alley. Golf courses at Wheathill, Long Sutton and Yeovil. Horse racing at Wincanton, Taunton and Bath.

Sailing and trout fishing at Sutton Bingham to the south of Yeovil. Good transport links via the A303 and A37 (both 4 miles) and mainline railway stations at Yeovil and Castle Cary (11 miles).

Material Information

Services: Mains water, electricity and drainage. Oil fired central heating and Aga including underfloor heating in the farmhouse kitchen, offices and party barn

Broadband: Fibre Broadband to nearby cabinet. Boosters located around the house. Mobile signal indoors and outside. For speeds check Ofcom.org.uk.

Directions: what 3 words: [///musical.norms.marbles](http://musical.norms.marbles)

The property is located to the east of Somerton with access off the B3151 road to Kingsdon.

Tenure: Freehold with vacant possession.

Local Authority: South Somerset Council

Council Tax Band: F

EPC Band: F (Grade II Listed)

Viewing Strictly by Appointment

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