

Somerton Court Farm

Somerton

Symonds & Sampson



Somerton Court Farm

Somerton, TA11 7HP

Nestled in the countryside just a short distance from the picturesque town of Somerton, this substantial detached Grade II listed farmhouse is set on about 5.9 acres and offers a blend of historic charm and modern luxury accommodation. This property is a haven for those seeking space, comfort, and versatility.

- Flexible accommodation of over 6800 sq. Ft •
 - Four Bedroom Farmhouse •
- Annexe Accommodation & Guest Suite Providing 2 Further Bedrooms •
 - In All 5 Reception Rooms •
 - Converted Threshing Barn Attached •
 - Formal Gardens & Paddock •
 - Outbuildings •
 - Tennis Court •
 - Rural views •
 - Grounds in all about 5.9 acres •

Distances

M5 at Taunton 18 miles;. M5 at Bridgwater 16 miles; Bristol 34 miles;. A303 3.5 miles

Viewing Strictly by Appointment
Symonds & Sampson 01935 423526





Main House

The main house is a stunning Georgian property, which blends classic elegance with modern comfort. This home is situated amidst picturesque surroundings and offers versatile living spaces with contemporary amenities. The classic Georgian architecture features multi-paned sash windows, fitted shutters, and fireplaces. Former farm buildings have been integrated to provide extra space for a self-contained annexe, entertaining area, and office suite.

The house's front features an inviting reception hall, which leads 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, a Steam oven, an induction hob, a dishwasher, and a freezer. There is also a walk-in cold pantry adjacent to the kitchen with a flagstone floor.

On the first floor, there 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.

There is an impressive entertainment area in the former threshing barn, in addition to a well-appointed office suite and further office space with a shower room. Two guest suites provide two additional bedrooms and bathrooms perfect for visitors.



Former Threshing Barn

A covered passageway and reception area with flagstone floors can be accessed from a rear hall in the main house. An outer lobby and cloakroom lead to a central courtyard and a boot room. The reception area provides access to a former threshing barn, which has been converted into a spacious entertaining area with a first-floor galleried area. There is a separate kitchen with a door to the outside, a shower room, and a first-floor bedroom with an ensuite shower room, all of which can provide a spacious self-contained annexe.





Outside

Somerton Court Farm is accessed via a grand Cotswold stone driveway that leads to the rear of the property. The driveway passes through impeccably maintained formal gardens and arrives at a gravelled area that offers parking for multiple vehicles and a carport accommodating four cars. The house is surrounded by immaculate formal gardens, which include lawns, specimen trees, and bushes. A pathway lined with bushes leads to a captivating circular pond featuring a beautiful fountain. The extensive paved terraces offer an ideal space for outdoor living and entertaining. Laundry facilities and a gardener's WC are conveniently accessible, converted pig stys serve as storage and there is also a detached garden room with a flagstone floor and mezzanine.. To the side of the house is a walled garden with a variety of trees and shrubs. Other amenities include a detached timber stable block, a re-purposed machinery store, and an all-weather tennis court. The remaining land features sprawling grassland adorned with a mix of mature and young trees and a picturesque pond. There is also a stone-built summerhouse.



Situation

Nestled in the countryside, just a short distance away from the picturesque town of Somerton, is the historic 17th Century Market Square. The Market Square is adorned with a striking Buttercross and stands as the focal point of the town's rich heritage. It is flanked by old town halls, elegant houses, and inviting inns, exuding a timeless charm that beckons visitors from around the world. The Grade II Listed Market Cross is also noteworthy, celebrated by architectural connoisseurs as one of Somerset's most happily grouped urban pictures, as described by Niklaus Pevsner. The parish church dedicated to St. Michael, though unassuming from the outside, unveils a hidden treasure within- a magnificent wooden roof crafted meticulously by the monks of Muchelney Abbey. Apart from its historical splendour, Somerton offers modern conveniences with a range of shops, a contemporary indoor precinct, and accessible transportation options, ensuring a harmonious blend of tradition and modernity for residents and visitors alike. Nearby is the small ancient town of Bruton and the Hauser & Wirth gallery attracts visitors. The country estate, The Newt in Somerset, has wonderful gardens and woodland walks.









Somerton Court Farm, Somerton

Approximate Area = 6880 sq ft / 639.1 sq m (excludes void)
 Outbuildings = 1522 sq ft / 130.2 sq m (excludes stores & carport)
 Total = 8402 sq ft / 780.5 sq m

For identification only - Not to scale



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





Groundsmans Cottage

Stable Cottage

East Wing

29.9m

Paddock Lodge

The Manor House

B 3151

Somerton Court Farm

Somerton Court Farm

Area:
5.9 acres
2.38 ha

Pond

36.4m





Education

King Ina Academy offers primary education and Huish Episcopi School of Science College. Sixth Form Colleges at Yeovil and Taunton. Independent schools in the area include The Taunton Schools, Perrott Hill, The Park School and Millfield at Street, as well as the Sherborne Schools.

Sport and Recreation

Golf courses at Yeovil (9 & 18), Long Sutton, Sherborne, Wells, Windwhistle (Cricket St Thomas) and Wheathill.

Yeovil has a modern Leisure Complex with Swimming Pool, Private Gym, Multiplex Cinema and Bowling Alley. Sailing and trout fishing at Sutton Bingham to the south of Yeovil and sailing and swimming on the Dorset coast.

Transport links via the A303 4 miles, A37 4 miles, mainline railway Castle Cary 11 miles (London Paddington) and Yeovil.

Services: Mains water, electricity and drainage. Oil-fired central heating.

Broadband: Standard broadband is available. Mobile

signal/coverage - Available both indoors and outside - For an indication of specific speeds and supply or coverage in the area we recommend Ofcom checker. <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Directions: what 3 words: ///styled.stop.commuted

Tenure: Freehold

Council Tax Band: F

Agents' Note: Additional land to the southern boundary is available by separate negotiation.

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