



Symonds
& Sampson

Hainbury House

Ilchester, Yeovil, Somerset

Hainbury House

Ilchester
Yeovil
BA22 8LA



- Impressive Georgian Farmhouse
- Beautifully restored with 4/5 Bedrooms
- Spacious cellar with barrel vaulted ceiling
 - Attractive gardens and grounds
 - South facing elevated position
 - Sweeping driveway
- Outbuildings with planning permission
 - Total grounds of 8.57 acres

Guide Price **£975,000**

Freehold

Yeovil Sales
01935 423526
yeovil@symondsandsampson.co.uk



THE DWELLING

Hainbury House is an impressive Grade II listed detached south facing Georgian house, which is constructed principally of Blue Lias stone and has a slate roof. The property, which has gardens and paddock totalling 8.57 acres, has been totally modernised by the current owners at great expense, with all the sash windows and shutters being restored by a local craftsman, and a new kitchen has been fitted.

The accommodation is planned over four floors, including a wonderful cellar with an illuminated brick arch ceiling and adjoining brick barrel wine store.

On the ground floor is a superb hallway, complemented by two very large reception rooms and a beautiful farmhouse kitchen. There is also a spacious utility room and shower room, together with a rear hall leading through to the large /morning room/games room with flagstone flooring and leading to the outbuildings known as The Stick House. There is planning permission to convert into ancillary accommodation.

On the first floor, there is a spacious landing together with four double bedrooms, along with a large family bathroom and planning permission for an en suite. There is also a separate cloakroom. On the second floor is an additional attic bedroom/home office.







ACCOMMODATION

Tiled steps lead to the entrance portico with entrance door with a fan-light window, leading to the entrance hall with flagstone flooring and moulded cornice. Either side are two reception rooms with the sitting room having a Georgian cornice with a limestone fireplace, antique flooring and south facing window with shutters. A second reception room has a Georgian marble fireplace with an inset log burner and a slate hearth. There are windows on two aspects both with shutters, together with Georgian corning. There is a door to the farmhouse kitchen with a newly installed Georgian style kitchen with integrated Bosch and AEG appliances. It comprises a two bowl porcelain sink with mixer taps, adjoining oak worktops and splashbacks, together with an excellent range of

floor and wall mounted cupboards and drawers, including wine rack. There are integrated appliances including induction hob with extractor hood, Bosch microwave, together with double oven and grill, dishwasher and American style fridge/freezer. There are views from two aspects, a maple kitchen table and door leading to the rear hall. The hall has flagstone flooring, there is a door to cellar and further door the rear passageway and The Stick House. The shower room has a shower cubicle, pedestal wash hand basin and low level WC, towel rail, picture rail and two wall lights. Utility room has flagstone flooring, a new Worcester gas fired boiler and a pressurised hot water cylinder. There is a washing machine and tumble dryer with shelving and windows on two aspects.

There is a half landing with a large arched sash window to the rear. The main landing has a ceiling rose and a door to the second floor. Bedroom one has a Georgian fireplace and sash window to the front, picture rail and cupboard, along with listed building consent to knock through to the main bathroom and install an en suite. The main bathroom is spacious and comprises a freestanding roll top, ball and claw foot bath with Victorian shower attachment. There is a separate shower cubicle and pedestal wash hand basin with mirror, towel rail and built in cupboard, exposed floorboards and window to the rear. There is a separate cloakroom with low level WC, with exposed floor boards and window to the rear. Bedroom two has a beautiful arched sash window, exposed floorboards and a Georgian fireplace and picture rail. Bedroom three has a sash





window to the front, Georgian fireplace and picture rail. Bedroom four has views from two aspects (east and north), a Victorian fireplace, cupboard and picture rail.

The second floor is accessed by a wooden staircase leading to a beautiful attic room with original Elm floorboards, conservation roof light and planning permission for another. This would also make an excellent study and has a door which leads to a further room with two wall lights, exposed floorboards and doors with access to the attic.

The cellar makes a fabulous wine cellar with its illuminated brick arch ceiling and pillars with newly installed electrics throughout. Adjoining is a smaller wine cellar with a brick barrel ceiling.

To the rear of the property can be found the passageway with flagstone flooring and doors on either side. There are also windows along the western elevation. This links through to The Stick House, which comprises three rooms with the middle section having two windows to the front and a flagstone floor, together with an original water pump and stone sink. There is a listed building consent to convert this rear section and passageway into ancillary accommodation.

OUTSIDE

The property is approached over a sweeping gravelled driveway bounded by post and rail fencing leading to a gravelled turning circle with a central circular lawn, which has been planted with various flowers and shrubs. There is extensive parking and access to a large timber carport. To the west of the house is a large, shaped lawn which is part-walled together with various shrubs, bushes and a selection of



trees. The rear of the property is accessed through a gate with a brick arch. There is a further garden area which has listed building consent for a walled garden together with an outbuilding. On the eastern side of the property is a further garden area with mature Copper Beech and newly installed wood double gates opening onto a gravelled courtyard, giving access to The Stick House and a passageway.

SITUATION

Hainbury House is located on the eastern outskirts of this popular village, where a good range of day-to-day facilities can be found, including a hotel and restaurant. For a greater selection, Yeovil is within 5 miles, where a selection of shopping, recreational and scholastic facilities can be found, along with a mainline rail link to Exeter and London Waterloo. The property is also well placed, being within 1.5 miles of the A303, giving easy access to Exeter, Bristol and Bath in under an hour's drive.

DIRECTIONS

What 3 words: ///kingdom.lakes.distorts

SERVICES

All mains services are installed. Gas fired central heating.

Mobile Availability: EE, Three, O2 and Vodafone (ofcom)

Broadband Availability: ADSL under 24 Mbps Superfast 24 - 100 Mbps (ofcom)

MATERIAL INFORMATION

Council Tax Band: D

Flood Risk: Very Low





Hainbury House, Ilchester, Yeovil

Approximate Area = 3825 sq ft / 355.3 sq m (excludes large carport)

Limited Use Area(s) = 22 sq ft / 2.1 sq m

Total = 3847 sq ft / 357.3 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Target
For energy efficient - lower running costs			
100-125	A		
80-100	B		
65-80	C		
50-65	D		
35-50	E		
20-35	F		
5-20	G		
For energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1305594



YEO/JS/06.06.2025



naei | propertymark

PROTECTED

www.
the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1

01935 423526

yeovil@symondsandsampson.co.uk
Symonds & Sampson LLP
2, Court Ash,
Yeovil, Somerset BA20 1HG



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT

