



Hainbury House











# Hainbury House

Ilchester, Yeovil, Somerset, BA22 8LA

A303 1.5 miles. Yeovil 5 miles. Sherborne 10 miles.

An impressive Grade II listed south facing Georgian farmhouse, with land, which has been lovingly restored and has an impressive wine cellar with a barrel vaulted ceiling and pillars. The property is set within attractive gardens and grounds with a useful range of outbuildings, with an option to purchase a further 8 acres. EPC Exempt

- Impressive Georgian Farmhouse with Land
- South facing elevated position
- Beautifully restored with 4/5 Bedrooms
- Sweeping driveway
- Spacious cellar with barrel vaulted ceiling
- Outbuildings with planning permission
- Attractive gardens and grounds
- Excess of 8.3 acres.
- Council Tax Band D
- Freehold

Guide Price £975,000

## Stags Yeovil

4/6 Park Road, Yeovil, Somerset, BA20 1DZ

01935 475000 | [yeovil@stags.co.uk](mailto:yeovil@stags.co.uk)

## The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)





### 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 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 hours drive.

### DESCRIPTION

Hainbury House is an impressive Grade II listed detached south facing Georgian house which is constructed principally of Blue Lias stone and is contained beneath a slate roof. The property has been lovingly restored throughout, which includes re-wiring, plumbing, zoned central heating system and redecoration throughout. All the sash windows and shutters have been restored by a local craftsman and a new kitchen has been installed. The accommodation is planned over four floors and has been meticulously restored from top to bottom, 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 reception rooms and a beautiful farmhouse kitchen. There is also a spacious utility room and shower room, together with rear hall leading through to the rear passageway 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, 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.

Outside the property is approached along a sweeping driveway, with extensive parking and a turning circle and large timber garage. There are attractive gardens surrounding the property with listed building consent for a walled garden to rear and outbuilding. In total the grounds extend to approximately 0.78 acres. The adjoining field of approximately 7.69 acres, which surrounds the farmhouse to the North, East and South, is available by separate negotiation. A three bedroom cottage located close by is also available by separate negotiation.

### 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)

### VIEWINGS

Strictly by appointment through the vendor selling agent. Stags, Yeovil office, telephone 01935 475000.







## 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 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 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, bath 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 also 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 front and a flagstone floor, together with original water pump and stone sink. There is 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. A pair of stone pillars open onto a gravelled turning circle with central circular lawn which has been planted with various flowers and shrubs. Here there is extensive parking and access to a large timber garage with concrete floor. 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 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 passageway. In total the grounds including the paddocks extend to approximately 8.3 acres.

## DIRECTIONS

From the A303 exit signposted Ilchester and continue into the centre of the village. Having passed the church at the roundabout, take the 2nd exit, straight ahead and after a short distance the entrance drive will be seen on the left hand side with the property visible at the top of the drive.

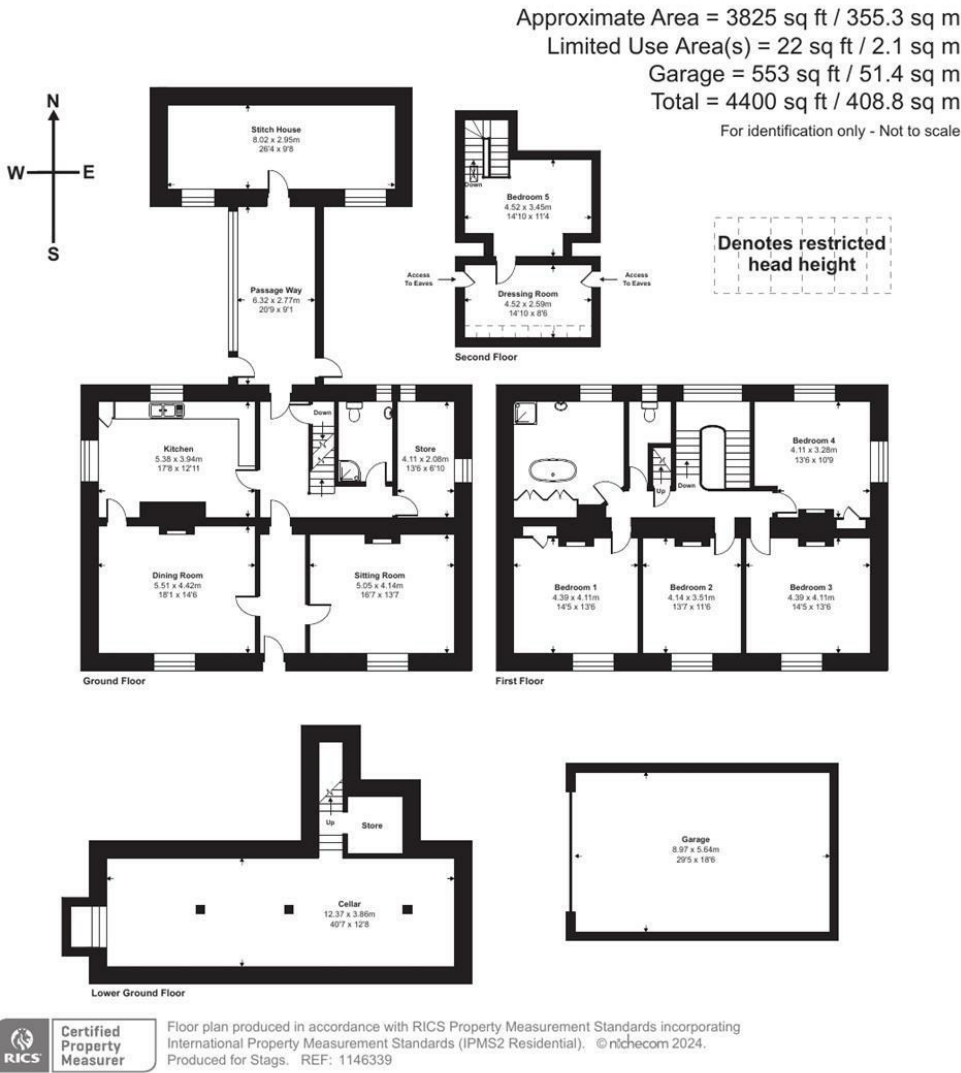
## FLOOD RISK STATUS

Very low risk (environment agency)





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







