



DERBYSHIRE'S
— *Village and Country* —

Compton Farmhouse, Compton Durville, South
Petherton, Somerset, TA13 5ET

A totally charming and unspoilt Grade II listed farmhouse in the picturesque hamlet of Compton Durville. With an abundance of character and potential to convert a barn into further accommodation/office/Airbnb this is a rare gem. The house, available with no onward chain, comprises: Entrance hall, farmhouse kitchen/dining room, sitting room with inglenook fireplace, study/snug, cloakroom, utility, conservatory, rear lobby, 4 bedrooms, bathroom, playroom, a barn in need of conversion, gardens and orchard extending to approximately half an acre.

The hamlet of Compton Durville lies just 3/4 mile West of South Petherton. South Petherton offers a great range of local independent shops, an award winning restaurant, pub, cafe's, Co-op, and more. The larger town of Yeovil is 6 miles away and the World Heritage Jurassic Coast is just 15 miles distant.



- STUNNING GRADE II LISTED FORMER FARMHOUSE
 - 1/2 ACRE OF GARDEN AND ORCHARD
 - 4 BEDROOMS
 - BATHROOM
 - KITCHEN/DINING ROOM
 - UTILITY AND CLOAKROOM
 - SITTING ROOM
 - OFFICE/SNUG
 - CONSERVATORY
 - BARN WITH POTENTIAL TO CONVERT

Compton Farmhouse, Compton Durville, South Petherton, Somerset, TA13 5ET
Guide Price £625,000



SITUATION

The house is nestled in the centre of the Hamlet and enjoys countryside views to the rear and absolute peace and quiet. To the front is a wall with wrought iron railings and gate leading to the Ham Stone porch.

PORCH

Stone porch, enclosed on 2 sides.

ENTRANCE HALL

Door to the front, the hallway leads right through the house to the rear garden. Flagstone floor, 1 x radiator.

KITCHEN/DINING ROOM

16'6" x 15'9" (5.03m x 4.82m)

2 windows to the front, flagstone floor, inglenook with Aga. The kitchen has a mixture of fitted and freestanding storage and compliments the superb space. The ceilings are particularly high, not just in the kitchen but the rest of the house too. There is a stunning exposed wall, an opening through to the rear lobby and conservatory beyond.

SITTING ROOM

16'11" x 15'5" (5.18m x 4.72m)

The sitting room is so inviting, with a window to the front and window seat, a huge inglenook fireplace with wood burner and original bread oven, exposed beam, flagstone floor, stairs to the 1st floor, 1 x radiator.

SNUG/STUDY

14'5" x 14'5" (4.4m x 4.4m)

Another cosy room with window overlooking the garden and Orchard, open fireplace with stone hearth and built in bookshelves to either side, 1 x radiator.

REAR LOBBY

French doors to the conservatory, 1 x radiator.

UTILITY

Brick floor, space and plumbing for a washing machine and tumble dryer. The current owner also has a fridge and freezer in here with plenty of room left over.

CLOAKROOM

WC, basin.

CONSERVATORY

12'2" x 9'9" (3.73m x 2.98m)

Glazed on 3 sides with Blue Lias stone floor, French doors leading out to the rear garden.

1ST FLOOR LANDING

Airing cupboard, 1 x radiator.

BEDROOM 1

15'7" x 14'9" (4.75m x 4.5m)

A particularly spacious bedroom with ensuite potential. Window to the front, built in wardrobe, further cupboard, 1 x radiator.

BEDROOM 2

12'7" x 10'11" (3.84m x 3.35m)

Window to the front, exposed floorboards, fireplace, 1 x radiator.

BEDROOM 3

25'1" x 17'1" (7.67m x 5.21m)

2 windows to the side, hatch to loft, built in wardrobe, exposed beam.

BEDROOM 4

9'10" x 8'9" (3m x 2.69m)

Window to the front, exposed floorboards, 1 x radiator.

BATHROOM

Window to the side, painted floor boards, bath with shower over, WC, pedestal basin, cupboard.

PLAYROOM/STUDY

16'9" x 7'6" (5.13m x 2.29m)

Skylight to rear, exposed floorboards.

BARN

There is a 2 storey stone barn connected to the house. In need of work the current owner has had plans drawn up to convert into an annex and these

will be available at the time of a viewing. It has great potential (subject to planning).

From the barn there is a side passage that leads through a gate to the front of the house.

STORE

A usefull log store/tool shed.

REAR GARDEN AND ORCHARD

The rear garden is simply stunning and has views over the adjoining countryside. A gravel patio area leads out from the rear lobby and conservatory. The garden is laid to lawn with deep, well-stocked borders. An opening in a fence leads under the Magnolia tree and into a pretty orchard. The orchard is well stocked with fruit trees, planted by the current owner, including Apples, Pears and Quince. Also in the orchard is a good sized timber shed and greenhouse.

AGENTS NOTE

Whilst there is no parking to the property(easy on-street parking) the house has a vehicular right of way over the adjoining property which leads to a 5 bar gate in the orchard. Garaging and parking could easily be created here. There is a flying freehold over the adjoining house. There have never been any issues and the owner has been unaffected by this. There is superfast broadband connected to the house.

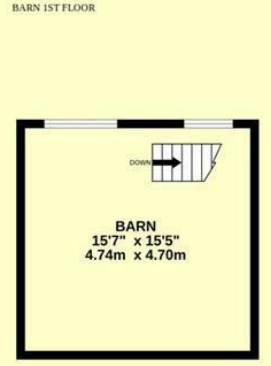
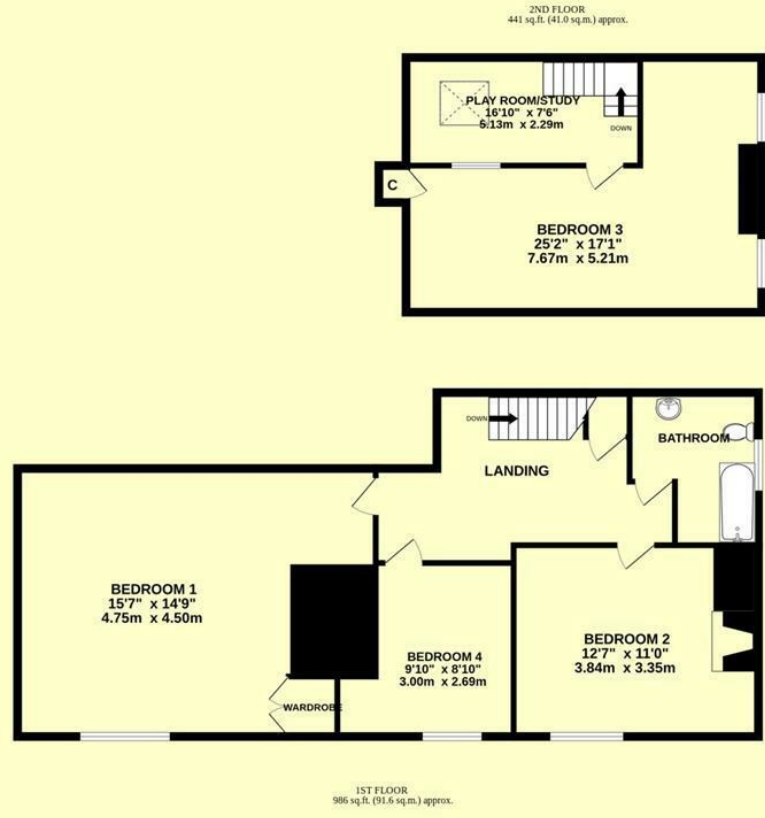
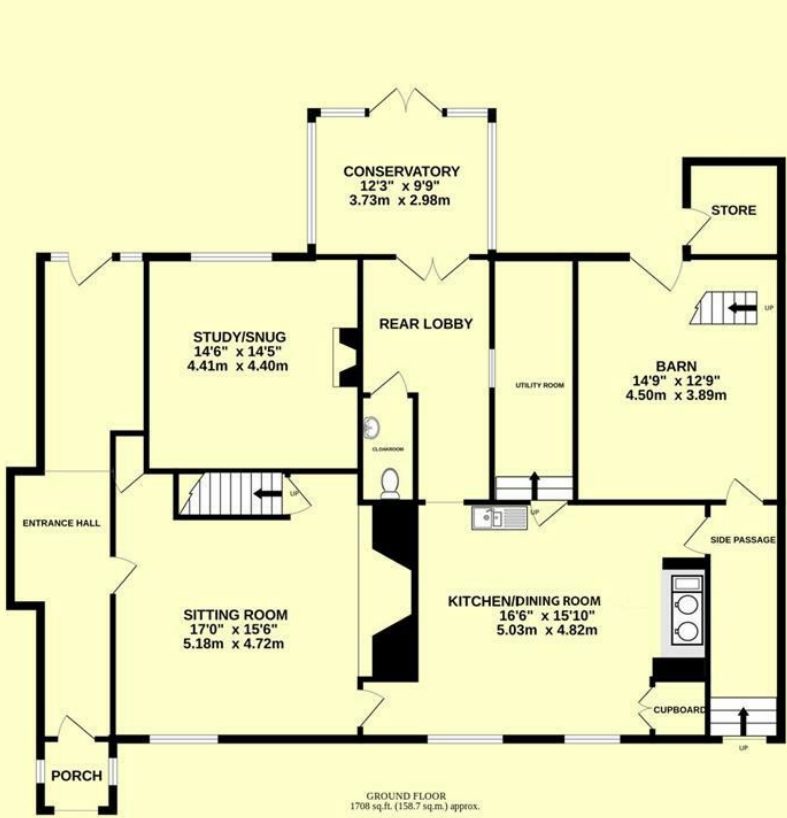
LOCAL AUTHORITY

Somerset Council - Band D.

SERVICES

Mains electricity, water and drainage are connected to the house, Oil fired central heating.





TOTAL FLOOR AREA : 3383 sq.ft. (314.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions -
Head out of South Petherton on the Compton Road and up Compton hHill. After about 3/4 mile turn right into Compton Durville. Continue along and the house can be found on the right hand side marked by a Derbyshire's for sale board.





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