



Hambush Farm, Baltonsborough, Somerset





A **beautifully presented** 17th century Somerset farmhouse set in just under four acres with guest/staff cottage, converted contemporary barn and outbuildings.

Summary of accommodation

Hambush Farm

Ground Floor: Porch | Reception hall | Sitting room | Kitchen/breakfast room | Family room | Garden room | Snug | Utility room | Shower room

First Floor: Landing | Principal bedroom with en suite shower room | Four further double bedrooms | Family bath and shower room

Hambush Cottage: Kitchen/dining room | Double bedroom with en suite shower room | Further bedroom | Bathroom | First floor snug

Hambush Barn: Entrance hall | Principal bedroom with en suite shower room | Two further bedrooms | Family bath and shower room

First floor living room with kitchen area and covered balcony | First floor snug

Garden and Grounds: Parking | Home office | Double garage with an EV charging point | Outbuilding incorporating games room, laundry room, gym and party room/studio | Machinery barn | Outdoor heated swimming pool | Garden | Vineyard | Cider apple orchard | Pastureland

In all approximately 3.87 acres

Distances

Baltonsborough village centre 1 mile, Glastonbury 6.5 miles, Castle Cary Station 7 miles, Street 7.5 miles

(All distances and times are approximate)



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Location

Hambush Farm is situated on the edge of the rural village of Baltonsborough, which is set amidst unspoilt, level countryside between the towns of Glastonbury, Street and Castle Cary. The village is a thriving community with about 900 residents and good amenities including a parish church, village convenience store, CofE primary school and a lovely traditional village pub, the Greyhound Inn. The position of the property means that there is a fantastic selection of shops and local businesses within a radius of about 15 to twenty minutes by car. This includes several GP dental and veterinary surgeries. For the weekly shop this choice includes Aldi, Tesco and Morrisons supermarkets in Glastonbury and Sainsbury's and Lidl in Street.

The property is also conveniently positioned for quick access onto the A361, A37 and A371 main arterial roads and thence onto the A303 and M5. Castle Cary railway station is only seven miles away and has a quick 90-minute commuter service to Paddington plus regular services to Bristol Temple Meads, Plymouth, Weymouth and Penzance. In addition, Bristol and Exeter Airports are about an hour away by car and Bournemouth Airport only an hour and a half.

The area has an excellent choice of schools covering all ages and abilities from both the state and independent sectors. Close to home the village has a CofE primary school and there is a wide choice of independent schools locally, including Millfield, Hazelgrove, Wells Cathedral and King's Bruton, which are all within a ten-mile radius.

Hambush Farm

Hambush Farm has a wonderful position on the edge of the village looking out over the surrounding, countryside. It is situated about a mile from the centre of the village and has only three neighbours, all about 100 yards away.

The main house is an attractive, two-storey farmhouse built in the 17th century with later changes and is Grade II listed. It is built of local, Blue Lias stone under a clay pantile roof and has retained some charming, original architectural fittings including open fireplaces and ceiling beams.





It has been the much-loved home of the current owners for the past twelve years and during that time the whole property has undergone full and imaginative refurbishment to a very high standard.

The house has an east/west axis with the rear, which has a gorgeous outlook across the garden and paddocks, catching the sun from midday through to the evening. The older part of the house has a traditional linear layout with a contemporary rear extension with full height. This means that nearly all the rooms enjoy the lovely views and the best of the natural light.

The ground floor has four good-sized reception rooms placed around the kitchen/breakfast room forming a family centric hub. This ample space has an open-plan layout that creates a seamless transition between the interior and the garden, made possible by the disappearing patio doors. The glass link between the old and new parts of the house ensures abundant natural light, even on overcast days.

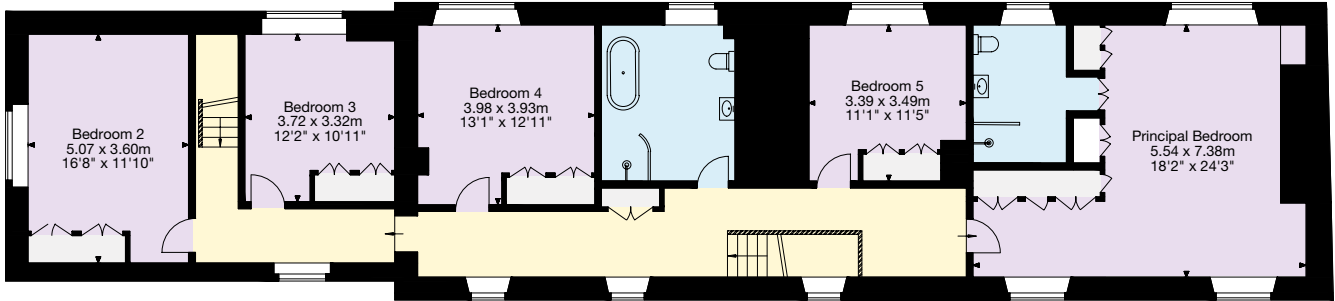
Upstairs off the long, east-facing landing are four double bedrooms. The principal bedroom has an en suite shower room and windows that capture both morning and evening light, with the remaining bedrooms sharing the family bath and shower room.



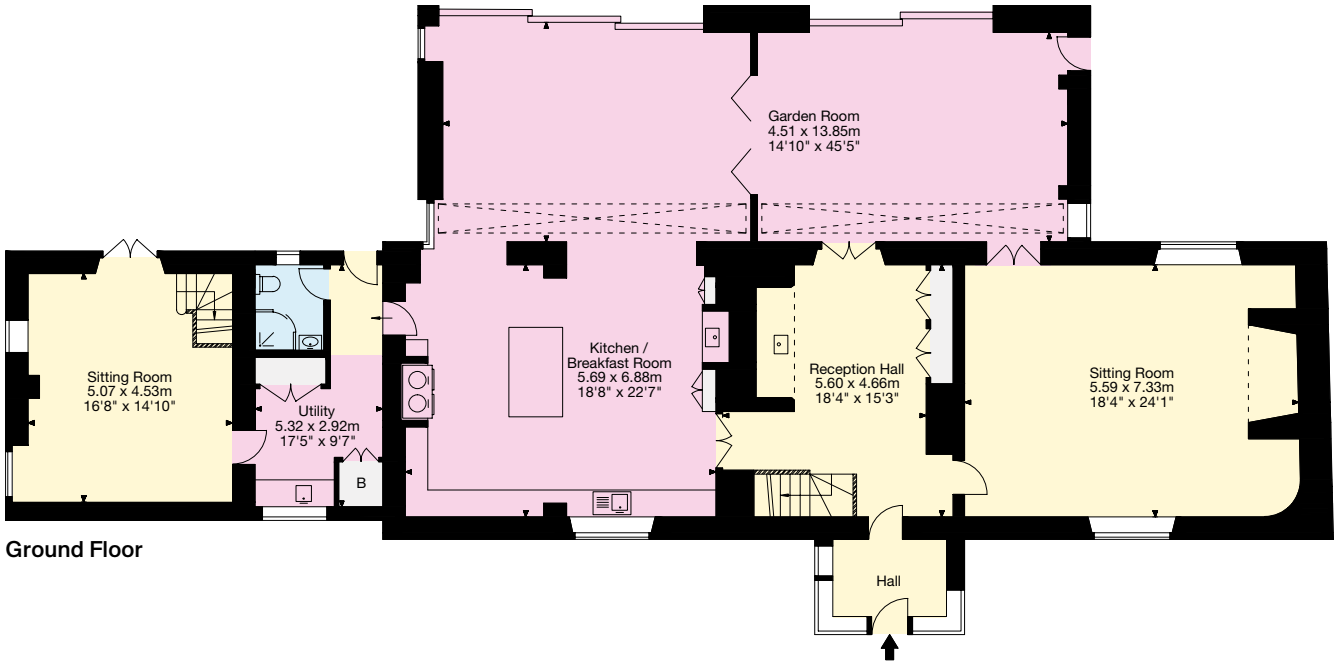
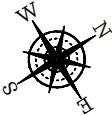
Main House

Approximate Gross Internal Floor Area
387 sq m / 4,165 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside





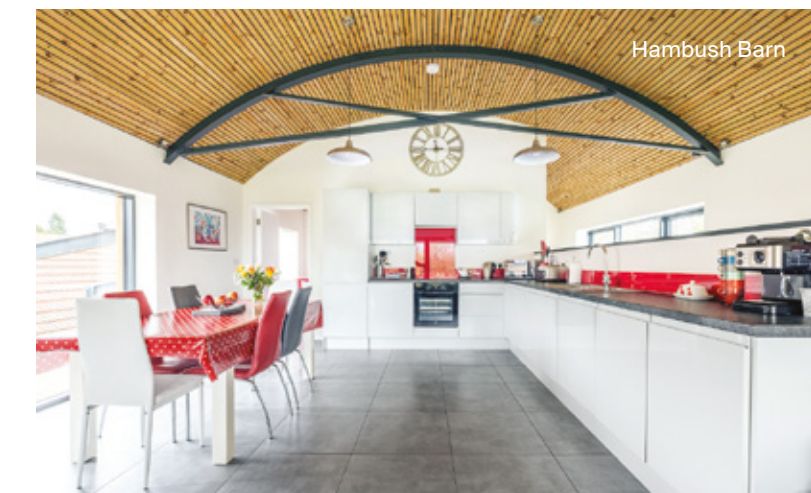
Hambush Barn



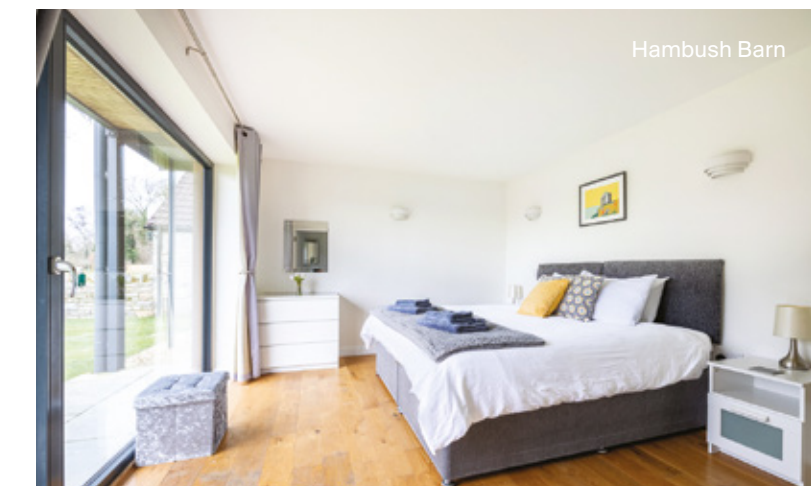
Hambush Barn

Secondary Accommodation and Outbuildings

The refurbishment included converting two ranges of period outbuildings that now augment the accommodation within the farmhouse itself. In addition, the metal frame of the pre-existing Dutch barn, was used to create a fantastic three-bedroom holiday property (Hambush Barn) to a prize-winning design by local architects Orme Architecture. The range closest to the house now provides a self-contained guest/staff cottage (Hambush Cottage), which has two bedrooms, a home office and double garage.



Hambush Barn



Hambush Barn

The second range accommodation currently serves to augment the main house providing a games room, laundry room, gym and party room/studio. Set apart is Hambush Barn, which is entirely self-contained and enjoys a good degree of privacy from the main house. This includes a covered, wide first floor balcony off the living room, which has far-reaching views over the surrounding farmland. Adjacent to Hambush Barn is a contemporary machinery barn.



Hambush Cottage



Hambush Cottage



Hambush Cottage

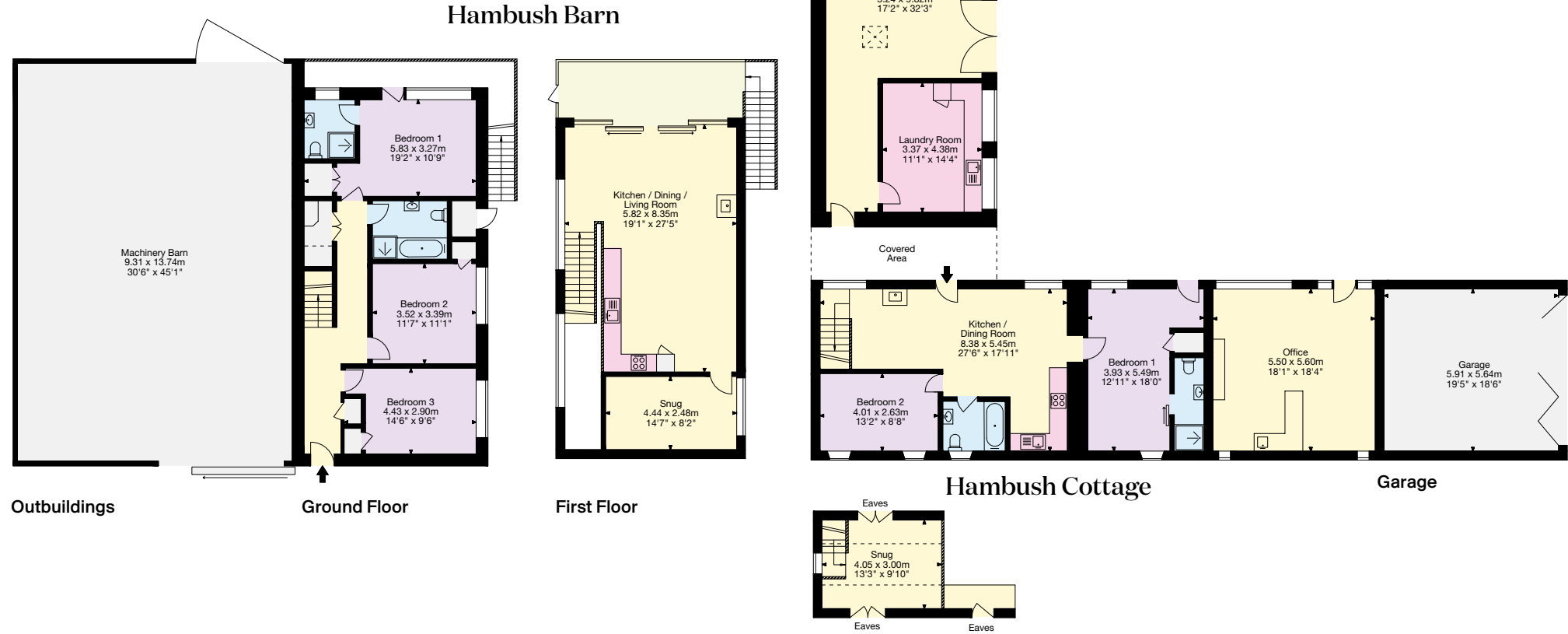


Party Barn

Secondary Accommodation
& Outbuildings

Approximate Gross Internal Floor Area
Hambush Barn = 127 sq m / 1,367 sq ft
Hambush Cottage = 83 sq m / 893 sq ft
Garage = 32 sq m / 344 sq ft
Outbuildings = 271 sq m / 2,917 sq ft

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Garden and Grounds

Hambush Farm is set well back from a quiet country lane that carries minimal passing traffic and sits within grounds that amount to just under four acres. The main electric gates to the property open onto a private gravelled court yard. It provides ample parking for the main house and an EV charging point. There is a separate second entrance off Muchelney Hill lane, which is used for the holiday lets and provides secure parking for up to six cars. This entrance also gives good access to the machinery shed.

The gardens and grounds have been carefully designed to both minimise maintenance and create a feeling of openness and space, incorporating park-like grounds with a number of mature trees and established pastureland. Within the grounds are a heated swimming pool, a vineyard and cider apple orchard and the current owners have successfully reared a small drove of organic pigs.





Future Potential

There is potential to expand the scope of the existing accommodation by converting existing spaces such as the games room/gym and studio into holiday accommodation as these previously had planning permission for such use. Opportunities include letting the garage and office space as a workroom with separate amenities, building further holiday lets on available land (subject to planning permission) and possibly erecting glamping pods or shepherd huts in the wooded areas in the grounds.

Services

Hambush Farm	Hambush Barn	Hambush Cottage/Office
Water - Mains	Water- Mains	Water - Mains
Electricity - Gas	Electricity - Gas	Electricity - Gas
Drainage - Mains	Drainage - Mains	Drainage - Mains
Heating - Oil	Heating - Air Source Heat Pump	Heating - Electric boiler & wood burner

Directions

Postcode: BA6 8QD
What3Words: dwarf.recruited.splinters

Viewings

All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Property information

Tenure: Freehold
Local Authority: Somerset Council (www.somerset.gov.uk)
Council Tax: Band G
EPC Ratings:
Hambush Farm – E
Hambush Cottage – F



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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