



West Hall, Blackford, Somerset





A **beautifully presented** Victorian farmhouse with a converted coach house and private garden situated in a small, pretty village.

Summary of accommodation

West Hall

Entrance hall | Reception hall | Drawing room | Sitting room | Kitchen/breakfast room | Garden/dining room | Cloakroom | Rear hall | Former cellar now encompassing utility room, wine store and further store

Landing | Principal bedroom with en suite adjacent bathroom and dressing room | Guest bedroom with en suite bathroom | Further double bedroom with en suite shower room

Landing | Double bedroom | Walk-through sitting room (Bedroom six) | Further double bedroom | Bathroom

Coach House

Walk-through study | Workroom | First floor games room with separate study area

Parking | Lean-to store | Gardener's WC | Part-walled garden | Vegetable garden with garden store and greenhouse | Summer house | Stream

Distances

A303 0.5 mile, Charlton Horethorne 1.8 miles, Wincanton 4.5 miles, Templecombe station 5.5 miles (Waterloo 2 hours 10 minutes), Castle Cary Station 5 miles (Paddington 90 minutes), Sherborne 6.5 miles, Bruton 7.5 miles, Yeovil 12 miles, Bristol Airport 35 miles
(All distances and times are approximate)



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Location

West Hall is situated in the small, rural village of Blackford, which has a tiny, pretty parish church and is surrounded by beautiful, rolling countryside on the border between Dorset and Somerset. The neighbouring village of Charlton Horethorne has a popular primary school and community-run village shop and the property lies between the towns of Sherborne and Wincanton, which between them can meet most day to day requirements. This includes a Waitrose in Sherborne and a wide choice of local business plus GP, dental and veterinary surgeries. Local transport links are good too and easily accessible including the A303 and A30 and a choice of direct rail services to Paddington and Waterloo from Castle Cary and Templecombe respectively. The local area is also blessed with a wide choice of popular schools from both the state and independent sectors. The Gryphon School in Sherborne is very popular for secondary education and independent schools include Hazelgrove (only 4 miles), King's Bruton, the Sherborne Schools, Leweston, All Hallows, Port Regis and Millfield, all of which are within a 13-mile radius.

West Hall

West Hall has a lovely position near the edge of the village looking out onto the surrounding, unspoilt countryside. The village has existed since before the Norman Conquest and today it is one of the least known gems in South Somerset. Once part of the Compton Castle Estate, the house was built in 1883 using dressed local Ham stone under a slate roof and its garden backs onto a stream running through the village. It is a superb example of a family house of the mid-Victorian period and was built in a style intended to reflect the status of the estate's owner. Facing south, it looks out across a walled courtyard and has generously sized, well proportioned accommodation on two storeys with further bedrooms within the roof space. The house has been refurbished to an exceptional standard and extended by the current owners adding on a magnificent garden/dining room off the kitchen. The house is unlisted and has retained a wealth of its original fittings including tall sash windows, several elegant, open fireplaces, coving and fine, original joinery including working shutters. The ground floor has three south-facing reception rooms including the family room with its vaulted ceiling and French windows opening onto the rear terrace and garden.





The kitchen also looks out onto the terrace and garden and is fitted with handmade, painted timber units under granite worksurfaces, built-in electric appliances and a 2-oven electric AGA and AGA Companion inset in a range fireplace. It also has space for a 6-seater kitchen table. Beneath are the former cellars that now encompass the utility room, wine store and further store. Upstairs off the first floor landing are the principal bedroom with en suite dressing and bathroom plus two further double bedrooms, both with an en suite bath or shower room. On the floor above are three double bedrooms and a bathroom. The walk-through bedroom currently serves as a sitting room within a self-contained flat.



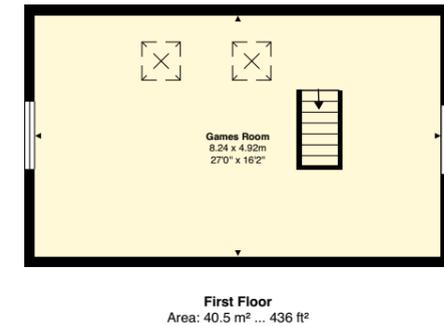
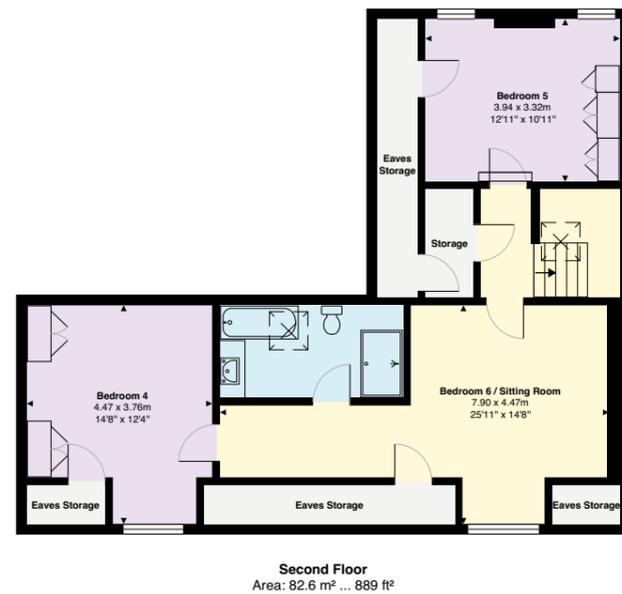
Approximate Gross Internal Floor Area

Total Area: 482 sq m, 5188 sq ft

Main House: 394.5 sq m, 4245 sq ft

Outbuildings: 87.6 sq m, 943 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



Coach House and Parking

West Hall is set well back from the passing, little used village lane behind a walled, gravelled courtyard, its walls topped with mature hornbeam hedging that provides a high degree of privacy. The courtyard serves as a parking area with space for several cars with additional parking space along one side of the house next to the back door. The side parking area leads on to the coach house, which has been fully converted. The additional accommodation created currently provides a walk-through study to a workroom, along with a games room and side study area on its first floor. If required the current accommodation could be easily altered to create a self-contained annexe. Behind the coach house are a lean-to store, gardener's WC and the oil tank.

Garden

The garden at West Hall was created eight years ago by the current owners, when they bought the house and are designed to be easily maintained. They perfectly complement the house with separate and distinct areas. On the opposite side of the house to the coach house is a pretty, walled garden adjoining the family room this provides a wonderfully peaceful and sheltered spot. The rest of the garden lies behind the house and is walled on two sides and is therefore very private. It comprises a good-sized paved terrace with steps leading down to a series of two terraced lawns. The wall on one side is the rear wall of an adjacent period barn.

The opposite wall is lower with privacy provided by a screen of pleached and flowering crabapple and pear trees. At the far end of the upper lawn is a deep, mature box hedge with a further flight of steps down to the lower lawn. In one corner of the lower lawn are a small, paved seating area and summer house. On the other side is a small vegetable garden containing two raised beds, garden store and greenhouse. The garden is bounded by a hornbeam hedge pierced by a pedestrian gate to a footbridge over the stream.

Services

Mains water and electricity. Private drainage. Oil-fired central heating with underfloor heating in the family room. Water softener. Electric AGA and AGA Companion. Superfast broadband.

Directions (Postcode BA22 7EB)

What3Words: foresight.kitchens.giving

Travelling south-west on the A303, turn left three and a half miles after the exit to Wincanton, signed to Blackford. After an immediate sharp right bend travel a further 100 yards to a crossroads. Turn left onto Blackford Hollow and continue down the hill to Blackford. Drive into the village and turn left at the crossroads immediately after passing the church on the left. The entrance to the property will be found on the left after 130 yards.

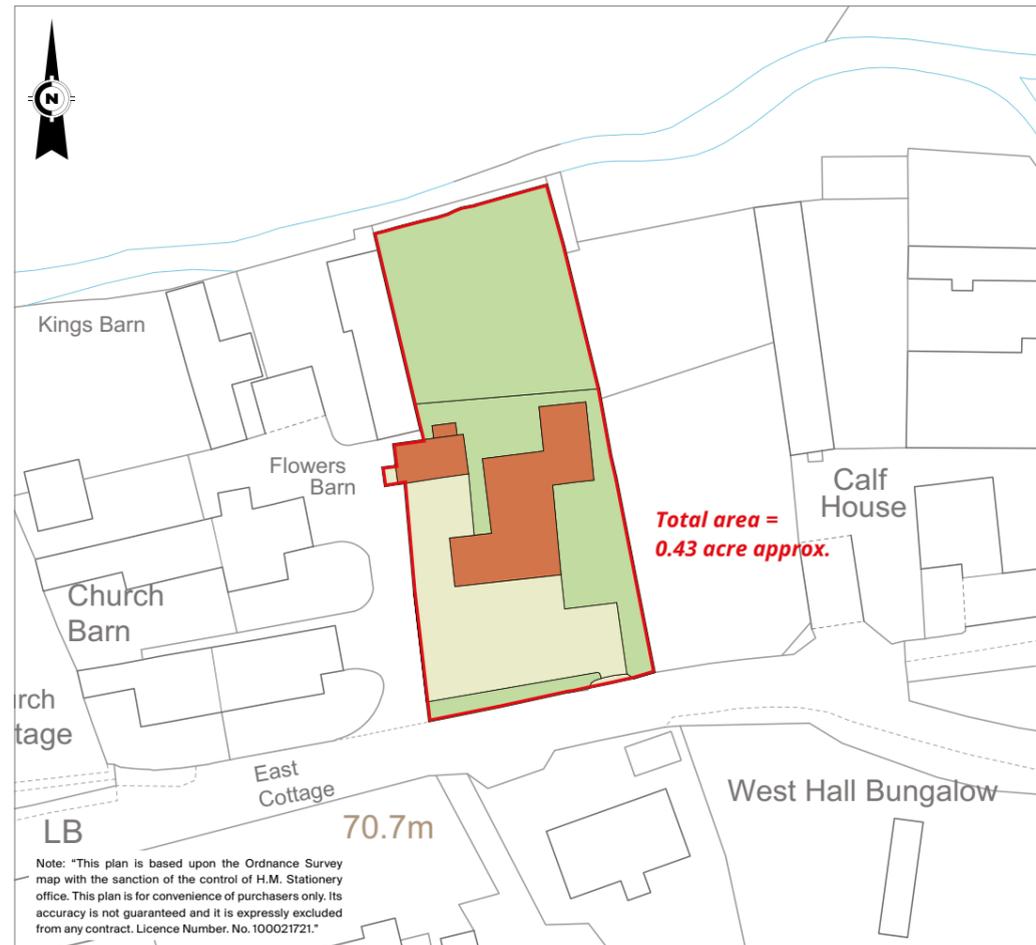
Property information

Tenure: Freehold

Local Authority: Somerset Council (www.somerset.gov.uk).

Council Tax: Band F

EPC Rating: 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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Particulars dated September 2024. Photographs and videos dated September 2024.

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