

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



HIGHER FARM, HORNBLUTTON, BA4 6SF



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A splendid Edwardian farmhouse set within c. 1.8 acres of land on the outskirts of this small Somerset village, between Castle Cary and Glastonbury.

The characterful accommodation includes an entrance hall, sitting room, snug, kitchen dining room, utility, ground floor shower room, boot room, three large double bedrooms, dressing room/study which could be converted to a 4th bedroom and a family bathroom. Outside there are beautifully landscaped gardens, sunny courtyards, a large driveway with ample parking, a c.70ft long workshop, plus wonderful orchards and paddock.

About the area

Hornblotton is a rural village in the beautiful Somerset countryside between Glastonbury, Somerton, Castle Cary and Wells. All these centres together with the surrounding villages provide a very wide range of amenities and facilities.

The name Hornblotton is the modern version of its ancient name of Hornblawetone, which means "The horn blower's settlement". The village has a friendly community; a village hall and a unique parish church with an "Arts and Crafts" decorated interior and the first electric clock in England to have a striking mechanism.

There are excellent state & independent schools in the area including several local primary schools, Ansford, Millfield, Hazelgrove and the Bruton, Wells and Sherborne schools.

The nearest larger villages are Baltonsborough and Lovington with the former having a church, pub and village stores and both villages having a primary school. It's in beautiful and accessible countryside with many footpaths and bridleways in the vicinity. The village is conveniently situated in reach of the A37 (to Bath) which joins the A303 and within easy reach of Castle Cary rail station.

Accommodation

The property was built in 1904 and was once a successful working farm with ownership of over 500 acres of surrounding farmland. Now a family home, the property has been totally refurbished in more recent years and a special note must go to the vast external improvements made by the current owners to the gardens and grounds.

The house is set within its own gardens and a driveway sweeps round to the rear of the property where a flagstone path leads up to the door into the kitchen. The original front door sits centrally within the facade facing the lane, though for daily convenience the door into the kitchen is more commonly used. Entering the house, there is ample room to take off mucky boots and coats in the boot room entranceway where the boiler room cupboard is located, and to the right hand side is the main kitchen...





...The kitchen itself has high quality oak units, all handmade by bespoke kitchen and cabinet-maker "Craigie Woodworks". There are deep set drawers and well designed cupboards in every nook and cranny. Set within the units and granite worktops are integral appliances including a Siemens dishwasher and Bosch induction hob, double oven and microwave, a freezer and an oil fired Aga. There is ample room for a large kitchen table within the room too. The limestone floor tiles are warmed by the underfloor heating which itself spans the entire ground floor. Light pours into the room thanks to the triple aspect and the Velux roof light.

An inner hall with built in shelving leads from the kitchen and on either side are the two reception rooms; both of which having reclaimed timber double doors at their entrance and wood burning stoves set within their respective fireplaces. The sitting room is a light and bright, having a dual aspect; particularly worthy of note being the pretty view out to the sheltered sun-trap courtyard. Within the room is a lovely bath stone fireplace with an arched alcove to the right hand side. The snug across the hall has a large bay window, typical of the Edwardian era and an original fireplace with granite surround and mantel. At the end of the hall is the front entrance hall and the utility room. Within the utility there is room and plumbing for a washing machine and tumble drier and a door from the utility leads into the ground floor shower room.

The staircase, with its original balustrades and storage beneath, steps up to the first floor landing and corridor, off which are all three bedrooms. Each bedroom is a double and each room enjoys its own individual but equally pretty outlook. The master bedroom has a dual aspect and cast iron feature fireplace. At the end of the corridor a doorway leads into the dressing room/study, which then leads into the family bathroom. The dressing room provides an exceptional amount of storage space with a vast bank of deep-set cupboards as well as the airing cupboard too. If desired, this room could be redesigned to provide a 4th, single bedroom.

The family bathroom has high quality heritage bathroom fittings including a roll top bath, w/c, and wash hand basin. In addition, there is a separate shower and a heated towel rail.

Outside

The gardens and grounds have been massively improved by the current owners, and since then nurtured into the well-established surroundings we see today. The electric gated driveway leading into the house is flanked on both sides by a mixed hedgerow offering good privacy and a haven for wildlife too. Around the house itself are lawned gardens with deep borders and the lawns themselves are interspersed with several fruit trees to the western side; these include apple, pear, green gage and a crab apple to name a few. On the south side of the house are two separate, sunny seating areas...





...One of which is just outside the kitchen and has been laid out to be the perfect BBQ/al fresco dining area given the excellent privacy and total suntrap position. The second has several raised vegetable patches with a greenhouse, productive raspberries, herb beds and plenty of veg growing too. This is totally walled and secluded making it a perfect reading spot. In addition to the vegetables there is a large fig tree, which clammers up the southeastern elevation of rear gable.

The driveway itself stretches all the way past the workshop to give vehicular access to the main paddock and orchard. It should be noted that the owner of the neighbouring Rose Cottage has a right of access over Higher Farms driveway between the house and workshop to their parking. Further pedestrian access is also granted to access the garden further down the drive if required. Along the driveway as it passes the workshop are the oil tank, shed and compost heaps.

The workshop itself spans approximately 70ft in length and is of incredible use and practicality. It could serve as a store, garage or even a spot to make cider if you take a leaf out of the current owners book. Further to this, planning permissions could be sought to convert the workshop into ancillary accommodation or for conversion into an office or gym. There is a roller door to give vehicular access into the workshop if required. In addition, the garage has light and power.

The paddocks are current split into two separate areas, both totally stock proofed. At the northern tip of the smaller field there is chicken coup and within this field are several specimen trees, successfully planted and grown by the current owners.

In the southern field is a field shelter with two separate gated bays. In addition there is a fabulous duck pond (complete with resident ducks); and the surrounding mature trees including willow and weeping willows, the latter again planted by the current owners. Accessed from this paddock and adjoining the workshop is a covered wood store.

From the southern field, a five bar gate accesses the orchard. Full of a great variety of productive cider apples, this is a real taste of the countryside and couldn't be more indicative of the Somerset lifestyle that this property entails. In all, the gardens and grounds amount to approximately 1.8 acres.

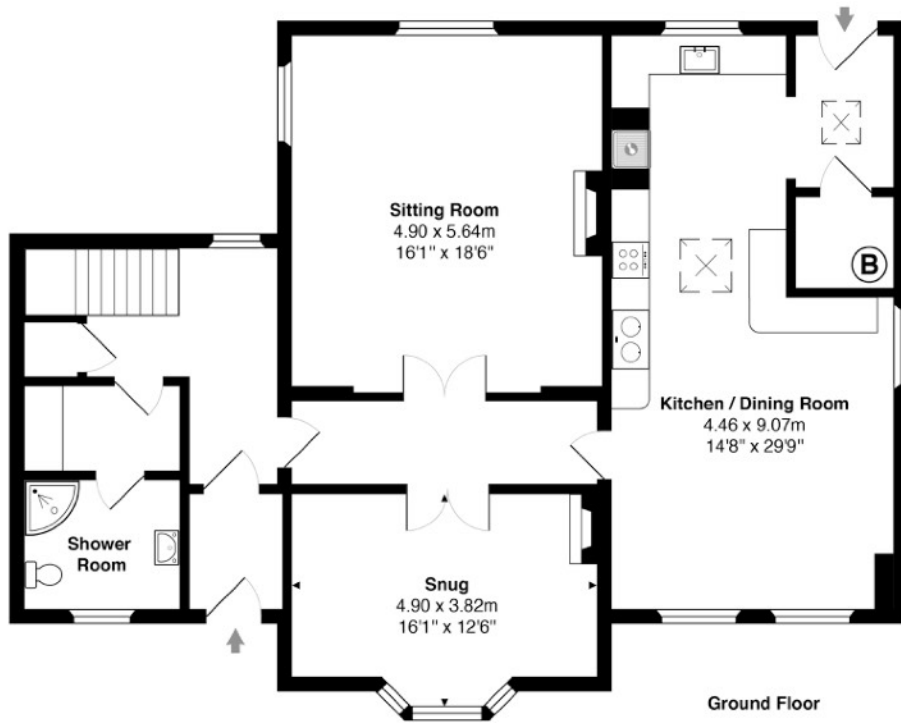
Services

Mains water and electricity. Oil fired central heating. Shared private drainage system.

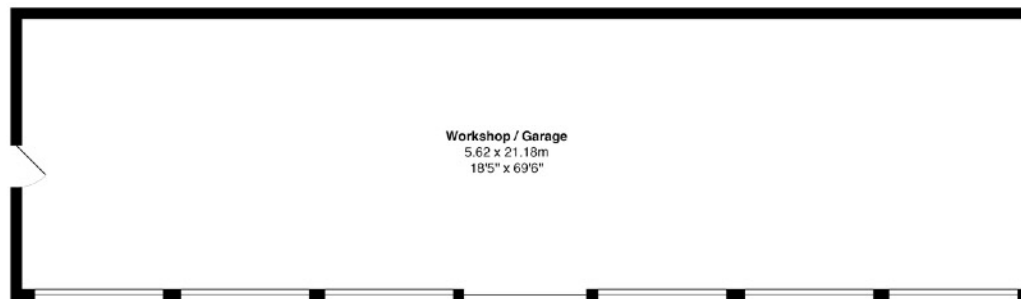
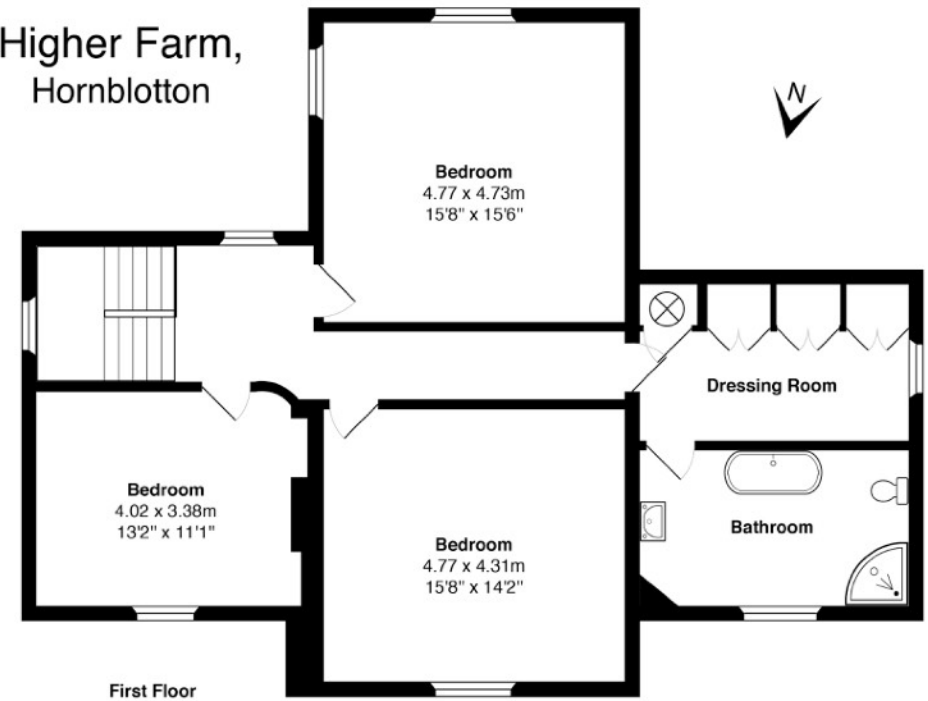
Nb.

The workshop electrical supply is run from Rose Cottage, the next door property. The supply is sub metered and any usage is paid by the owners pro rata.





**Higher Farm,
Hornblotton**



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Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.