

LODESTONE



Bowers Farm, Babcarry

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Bowers Farm, Babeary

TA11 7EE

£2,000,000

5 
Bedrooms

3 
Bathrooms

5 
Receptions

PROPERTY FEATURES

- Magnificent 5-bedroom farmhouse
- Extensive outbuildings and stables
- 17 acres of land, paddocks and orchards
- Popular village and easy walk to local pub
- Stunning rural views
- 4500 sq. ft of living accommodation
- Traditional stone barn with potential planning
- Large terrace and AI fresco dining area





Nestled discreetly in the heart of rural Somerset, Bowers Farm is a superb five-bedroom family home enjoying far-reaching views over its surrounding countryside. Set within its own land and approached via a long private tree lined drive, the property offers complete privacy and seclusion. Dating from the 18th century, this charming Grade II listed house has been thoughtfully extended and enhanced over time to create generous and versatile accommodation.

The approach culminates in an attractive circular parking area, leading to a welcoming entrance hall with original flagstone flooring and a beautiful oak staircase rising to the first floor. Two characterful reception rooms lie off the hall, both featuring exposed oak beams, with the drawing room centred around an impressive inglenook fireplace and complemented by oak flooring.

At the heart of the home is a luxurious, recently renovated and extended kitchen, designed for modern family living and entertaining. Bi-fold doors open onto a terrace with stunning countryside views. The kitchen is superbly appointed with granite worktops, Mandarin Stone Jerusalem limestone flooring (continuing through the pantry and rear hall), engineered oak flooring in the dining area, recessed lighting, and high-quality fittings throughout, including twin NEFF electric ovens, Villeroy & Boch sinks, and a two-oven oil-fired Aga. A separate larder, boot room, and cloakroom provide practical everyday space with direct external access, with the boot room finished in attractive Gris riven slate flooring.

A secondary entrance via the rear hall leads to two additional reception rooms and a further staircase to the first floor. Formerly a cider barn, this section of the house has been sympathetically converted into a spacious and characterful living area, complete with a newly installed kitchenette, offering flexibility for ancillary accommodation or independent living if required.

Upstairs, the principal bedroom suite benefits from a beautifully appointed en-suite bathroom. There are four further generous bedrooms, one with a dressing room and two additional family bathrooms.







The principal en-suite is particularly striking, featuring a walk-in shower, freestanding bath and high-quality fittings. Many of the bedrooms retain original features such as Victorian fireplaces, stone window ledges, and oak lintels, all enjoying delightful views over the gardens and surrounding countryside. The bathrooms have been recently upgraded with new tiling, engineered oak flooring and Burlington sanitary ware.

Outside

The gardens and grounds are a particular feature of the property. A stone-paved terrace adjoining the house provides an ideal setting for summer entertaining, while manicured lawns bordered by box hedging lead to mature shrubs and vibrant herbaceous borders.

Planning permission is in place for the installation of an outdoor swimming pool, further enhancing the lifestyle offering of this exceptional home. The Paddocks are well fenced, the main paddock featuring estate park railings, hedging and timber railing. Three additional smaller paddocks are situated to the west and east of the house which have been recently planted with traditional mixed hedging.

A charming courtyard setting includes an open fronted stone barn to the north of the house including stabling, a workshop, and a garden store. Solar panels provide a significant contribution to the property's energy requirements.

To the west stands an impressive stone 'party barn', offering potential for conversion into a separate dwelling (subject to the necessary planning consents). Currently fitted with a wood burner and large double doors opening onto views across the fields, it provides a wonderful additional entertaining or recreational space.







To the north of the courtyard and with separate access from the main drive is a 3-bay steel framed farm-building erected in 2023, clad with Yorkshire boarding and part stone walling and concrete floor, providing excellent vehicle and implement storage. In the paddock on the southern side of the drive is 3 bay pole barn, recently erected, providing additional implement and general storage.

A feature of the property is the variety of newly planted hardwood trees including lime, field maple, white beam, together with original mulberry, walnut and apple trees. The Lily Pond, which the long drive passes on approaching the house, completes the idyllic setting of this exceptional county home.

Situation

Bowers Farm is ideally positioned on the edge of Babcary, widely regarded as one of Somerset's most charming villages. The village enjoys a vibrant community spirit and is known for its excellent public house, The Red Lion, as well as its playing fields with public tennis courts and a beautiful 14th-century church. Surrounded by unspoilt countryside and bordering the Sparkford Vale, the area benefits from minimal through traffic, creating a wonderfully safe and relaxed environment for family life.

Everyday amenities are within easy reach, with a convenience store and petrol station approximately two miles away, while more extensive facilities can be found in the nearby market towns of Somerton and Sherborne and Castle Cary.

Somerton, once the county town of Somerset and believed to have been the ancient capital of Wessex, is centred around an elegant 17th-century market square with its iconic Buttercross. The town offers a range of independent shops, cafés, and restaurants.





The fashionable town of Bruton lies just 20 minutes away and home to renowned establishments.

These include At The Chapel and The Roth Bar and Da Costa at the internationally acclaimed Hauser & Wirth gallery. More recently, the Michelin-starred restaurant Osip in South Brewham has further enhanced the town's reputation.

Castle Cary, approximately 15 minutes from Babcary, is a particularly attractive market town offering a mainline railway station with direct services to London Paddington. It is also home to The Newt in Somerset, an exceptional country estate featuring gardens, woodland walks, restaurants, and a hotel. Castle Cary itself boasts a thriving selection of independent shops, boutiques, galleries, and a popular weekly market where local producers offer organic and artisan goods.

Transport links are excellent, with easy access to the A37 for Bristol and Bath, and the A303 providing swift routes to London and the South West.

The area is well served by a range of highly regarded state and independent schools, including Hazelgrove, Millfield, Sherborne boy, girls and Prep, All Hallows Prep, the Bruton schools, Ansford Academy, and Strode College.

Directions

Postcode: TA11 7EE

What.3.Words: ///wipe.dimension.wiser

Viewing by appointment only.



Material Information

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance

PART A

Local Authority: Somerset Council

Council Tax Band: F

Guide Price: £2,000,000

Tenure: Freehold

PART B

Property Type: Freehold

Property Construction: Standard

Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls

Electricity Supply: Mains & Solar Panels

Water Supply: Mains metered

Sewerage: Private

Heating: Oil

Broadband: Please refer to Ofcom website.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Mobile Signal/Coverage: Please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking: Private parking

PART C

Building Safety: n/a

Restrictions: n/a

Rights and Easements: n/a

Flood Risk: Very Low

Coastal Erosion Risk: n/a

Planning Permission: n/a

Accessibility/Adaptations: n/a

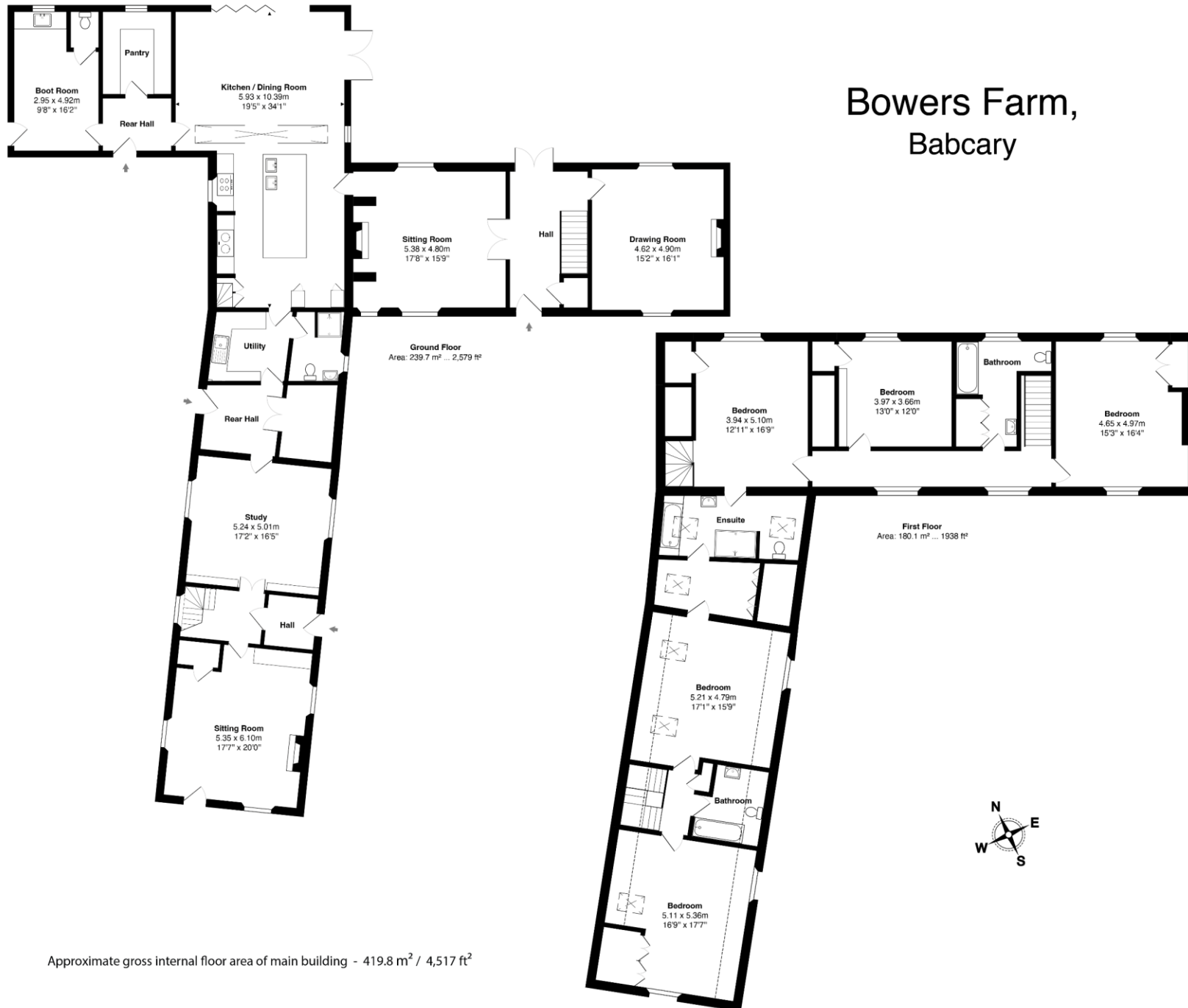
Coalfield Or Mining Area: n/a

Energy Performance Certificate: n/a

No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.

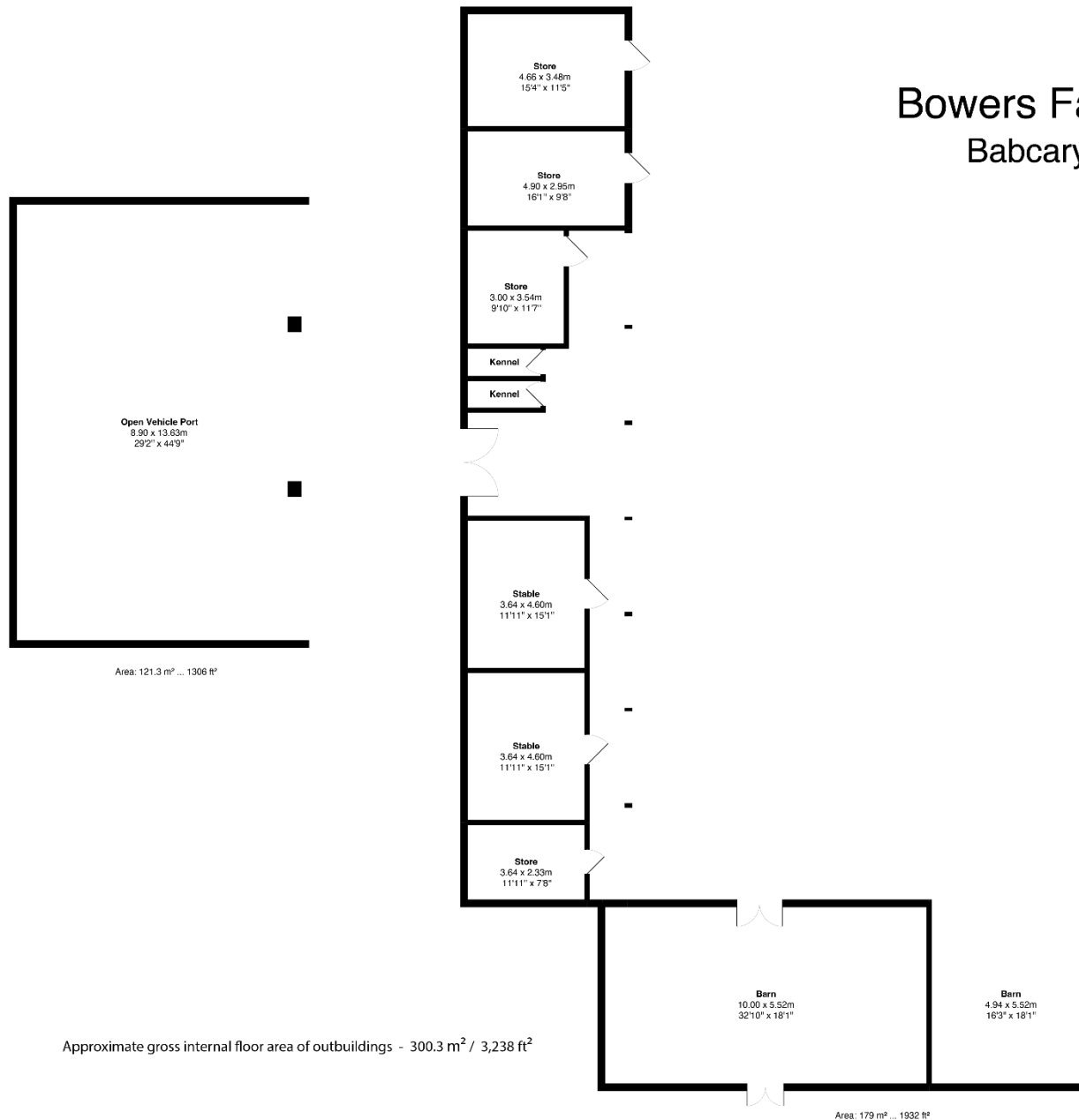
Bowers Farm, Babcart



Approximate gross internal floor area of main building - 419.8 m² / 4,517 ft²



Bowers Farm, Babcarry



Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

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