LODESTONE

Shortwood Farm House, Batcombe

THE TRAVEL BOOK

Shortwood Farm House , Batcombe

BA4 6AE

Guide Price: £995,000

5 Bedrooms | 3 Bathrooms | 2 Receptions

PROPERTY FEATURES

- A large 3-bedroom house
- 2 bed annexe
- Recently updated
- Character features
- Pretty garden
- Private parking
- Pub nearby
- Popular village

Shortwood Farmhouse is a charming stone home set in an exceptional setting, offering privacy, character and breathtaking views across treetops, a gently flowing creek and the wider woodland valley beyond. Warm, welcoming and beautifully updated, this is a rare opportunity to acquire a traditional farmhouse that blends period character with extensive recent renovation.

Most of the renovation was completed in July 2023, with newly painted walls and ceilings throughout, new wool-blend carpeting, and carefully selected new lighting — particularly in the kitchen, principal bedroom and sitting room.

The entrance is tucked to the rear, opening into a thoughtfully designed boot room and hallway with utility space, downstairs cloakroom (newly installed) and generous storage. The heart of the home is the superb farmhouse kitchen complete with flagstone flooring, an AGA and a newly installed wood-burning fireplace in the sitting area, creating a cosy focal point. There is ample workspace and room for a large dining table for family gatherings and entertaining, while French doors open directly onto the garden, framing beautiful woodland views.

The dual-aspect sitting room is particularly spacious, with exposed beams and a striking inglenook fireplace enhanced with stone rendering. Interior-designed built-in cabinetry adds both style and functionality. Two newly installed radiators ensure warmth and comfort, and doors open seamlessly onto the terrace and gardens.

Upstairs, a light and airy landing leads to two well-proportioned bedrooms with lovely views, served by a family bathroom with a new shower enclosure. The principal bedroom is exceptional in size and light, enjoying stunning west-facing views down an idyllic village road and across the surrounding woodland.

The newly created master bathroom is beautifully appointed, featuring a designer sink, soaking tub, oversized shower, towel closet and a new aspect window. There are also newly created “his and hers” walk-in closets, currently unfinished to allow a purchaser to design to their own taste.

The self-contained annex has been comprehensively renovated, offering excellent flexibility for guest accommodation, multigenerational living or Airbnb income potential. It provides a sitting/dining room with wood-burning stove, indoor/outdoor carpeting, a newly fitted bathroom, and a kitchenette with fridge, sink and cooktop. Bar seating overlooks the garden, and there are two double bedrooms. The entire space feels fresh, modern and private, with its own fabulous deck enjoying panoramic woodland and valley views.

Planning permission was granted in 2022 for a major renovation and redesign of both the farmhouse and annex, including parking improvements, with architect designs prepared by Orme near Glastonbury. Details can be found on the Somerset planning portal 2021/2861/HSE

The positioning of the farmhouse and annex offers straightforward potential to link the two, subject to any further necessary consents, potentially incorporating extensive glazing to maximise the extraordinary outlook.

Outside

A five-bar gate opens onto a private driveway with parking for several vehicles. A sunny terrace runs along the rear of the farmhouse, leading to lawned gardens and wide steps down to a magical secret woodland garden. The gently undulating grounds are dotted with mature oak, silver birch, maple trees creating a beautiful interplay of light and shade. A hot tub, installed in 2022, is available by separate negotiation — the perfect place to unwind while taking in the treetop, creek and valley views. Altogether, Shortwood Farmhouse offers a rare combination of setting, character, modern comfort and future potential.

Situation

The village itself is one of the most desirable in Somerset and is the home of a bustling community and the village hall hosts cinema evenings, yoga and exercise classes and other such events. The Three Horseshoes is a highly regarded pub with restaurant and is within walking distance from the cottage. A new addition to the village is a fresh milk vending machine recently installed by a local farmer. The fashionable town of Bruton is a few miles south and is home to the renowned art gallery, Hauser and Wirth and Roth Bar and the high street offers a pharmacy, florist and the well known restaurant “At The Chapel”. The pretty town of Castle Cary, a few miles further, is home to the new hotel and restaurant, The Newt (https://thenewtinsomerset.com/) which has wonderful grounds with woodland walks. Nearby, Frome has a thriving arts scene with a cinema, two theatres, and diverse shopping. The Frome Independent Market, held on the first Sunday of every month is a celebration of all things artisan and attracts thousands of visitors. Babington House, the private members' club, with its swimming pools, tennis courts, gym, bars and restaurant is only a short drive away and is an idyllic hub for relaxing and socialising.

The area is renowned for its excellent schools which include primary and secondary state schools in Bruton and Frome. The two prep schools of All Hallows and Hazlegrove are nearby and, for secondary, Sherborne, Kings Bruton, Bruton School for Girls, Millfield and Downside are all within easy reach. Bath, Frome, Westbury, Warminster and Castle Cary stations provide rail services to London Paddington and London Waterloo. The A303 (M3) links to London and the wider motorway network - the A36, M4 and M5 are all within easy reach. There is a wide range of national and international flights from Bristol Airport.

Directions

Post code - BA4 6AE

What3words ///snowboard.lifeguard.cheaper

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 Tax Band: D
Guide Price: £995,000
Tenure: Freehold

PART B

Property Type: Terraced house
Property Construction: Stone
Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls
Electricity Supply: Mains
Water Supply: Mains
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 space

PART C

Building Safety: The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.
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: E

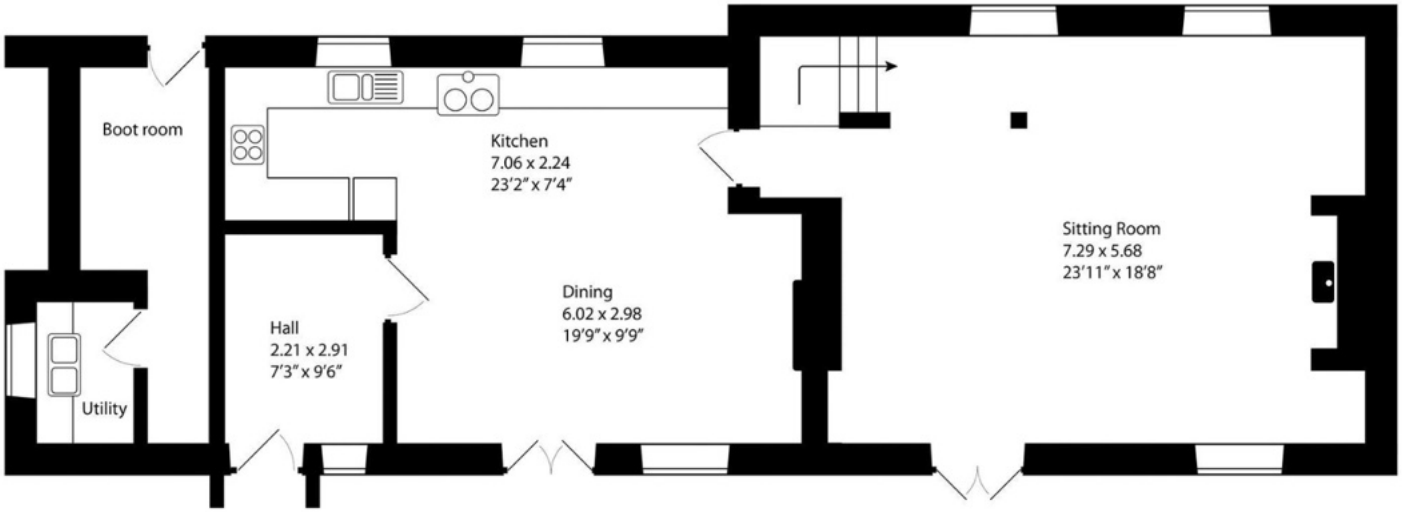
No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot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

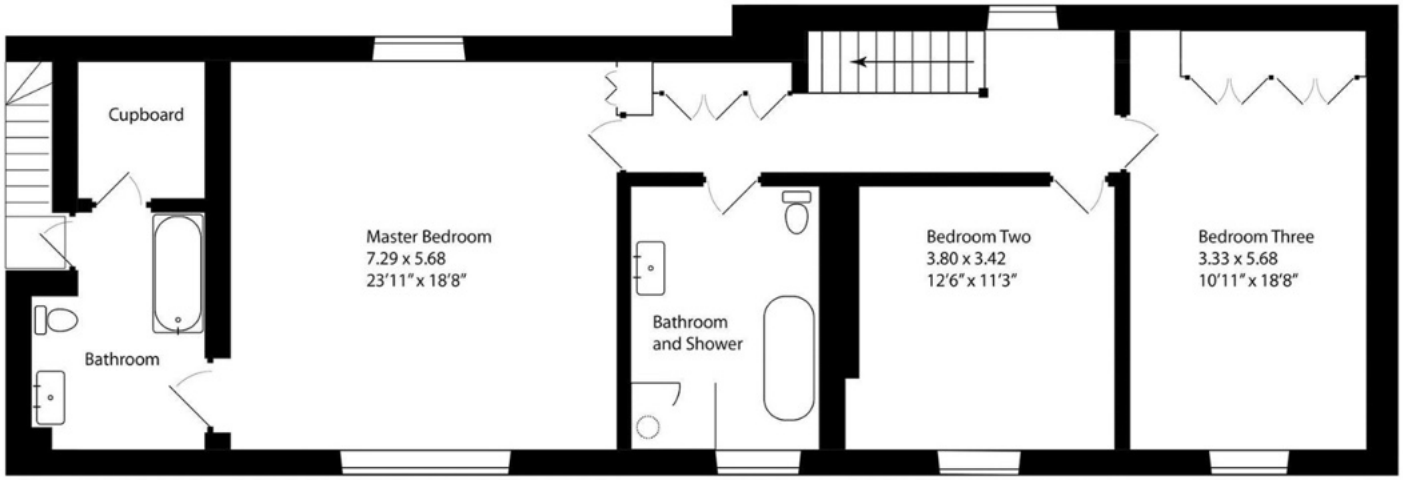
Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you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

Shortwood Farm House
Batcombe

Ground Floor

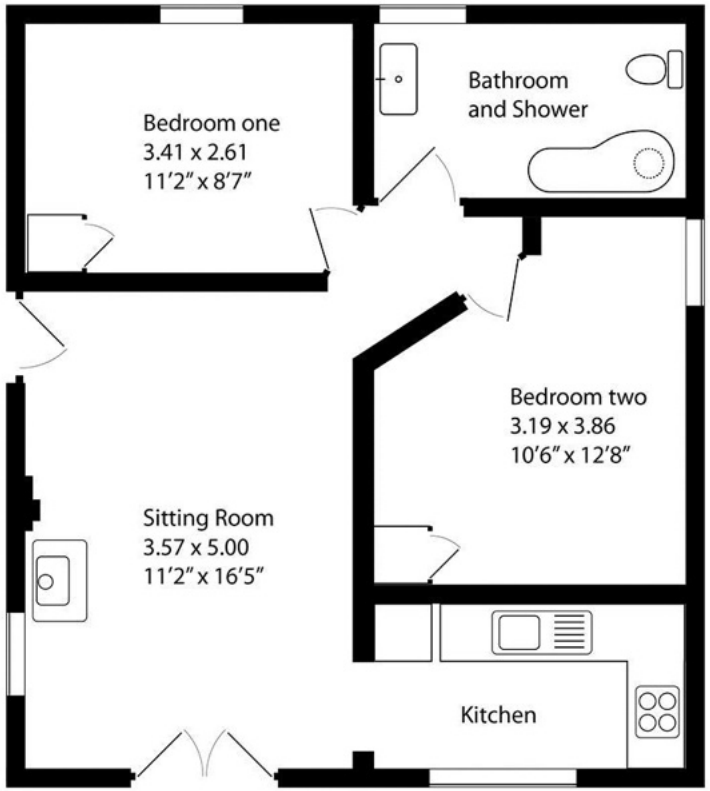
Approximate gross internal floor area of main building 205m² 2,206 ft²



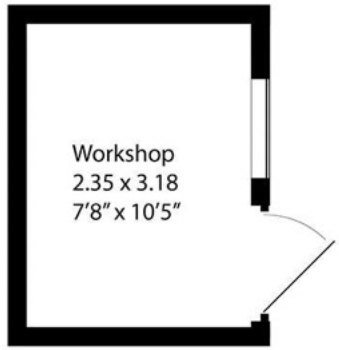


Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, 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.

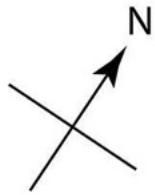
Cottage



Workshop



Approximate gross internal floor area of main building 54m² 581 ft²



Whilst every attempt has been made to ensure the accuracy of this floor plan, 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 guarantees to their operability or efficiency can be given. All room measurements are maximum dimensions unless otherwise stated.

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