

LODESTONE



Middle Farm, Hornblotton





Middle Farm, Hornblotton

BA4 6SF

Guide Price: £1,950,000

6 
Bedrooms

4 
Bathrooms

5 
Receptions

PROPERTY FEATURES

- A beautiful Grade II listed farmhouse
- Approx 5,988 Sq. Ft of accommodation
- 6 bedrooms, 5 reception rooms
- Beautiful gardens
- Outdoor entertaining area
- Tennis court
- Internal annexe
- Circa 3.12 acres





This delightful, sprawling farmhouse offers a substantial 6 bedroom house all set within extensive grounds. The property has Grade II Listed status and is believed to date from the 18th century, with parts of the home dating from much earlier.

There are three main reception rooms in the farmhouse, including the 24ft drawing room, which features dual sash windows and a handsome fireplace fitted with a log burner. There is also a comfortable sitting room with a stove, a snug which could alternatively be used as a formal dining room and a useful study for home working, while the heart of the home is the impressive 32ft kitchen and dining room. With its flagstone flooring, exposed timber beams, fireplace and French doors to the gardens, this is an ideal space for entertaining, while the kitchen itself features an Aga and fitted farmhouse-style units. The adjoining utility room provides further storage and space for home appliances. There is also a useful larder and airing cupboard.



Upstairs, the farmhouse has five well-presented bedrooms, including a well-proportioned principal bedroom with built-in storage and an en-suite bathroom. The three additional bedrooms are served by a family bathroom. The second floor provides a substantial and useful overflow accommodation or could be used as a perfect den/games room for teenage children.

There is the option to have a self-contained annexe which offers valuable ancillary accommodation arranged over two levels, with internal access to the main house. The ground floor has a sitting room and well-equipped kitchen, together with a large double bedroom with an en-suite bathroom, while upstairs is a further bedroom and bathroom. The annexe could be rented to provide an extra income or could be an ideal space for guests or a dependent relative. By doing this Middle Farm becomes a four bed property with a two bed annexe.





Outside

Outside, paved courtyard gardens form the heart of the property, with paved terracing, colourful border beds and an area of well-maintained lawn, together with access to the open-sided entertaining barn providing a superb setting for outdoor family living, al fresco dining and parties of all sizes. The wider grounds include a kitchen garden with raised beds, an enchanting grassy meadow and orchard, as well as a tennis court and outbuildings including a sheep shed, log store and garage. A gravel driveway to the front provides ample parking.

Situation

Middle Farm is situated in the peaceful hamlet of Hornblotton, surrounded by the beautiful Somerset countryside. Nearby, the pretty village of Lovington is well known for its excellent local bakery, while a selection of popular country pubs can be found within easy reach, including the Red Lion in Babcary, the Manor Inn in Ditcheat and the Alhampton Inn.

Just three miles away, Castle Cary is a thriving market town. The main street offers a good selection of independent shops, cafés, restaurants and delicatessens, while the weekly Tuesday market brings a range of local produce, including fish, organic vegetables and homemade bread, to the cobbles in front of the Market House. Castle Cary station also provides regular train services to London taking from 1hr 36 minutes.

The Newt in Somerset is also nearby. Its extensive gardens are open to the public, with local residents also able to access a membership scheme





The ever more popular town of Bruton is also within easy reach and is renowned for its thriving food, arts and cultural scene. Restaurants include

At The Chapel, Osip, The Old Pharmacy, The Roth Bar and Da Costa, and the internationally acclaimed Hauser & Wirth gallery.

The cities of Frome, Bath, Bristol and Wells are all within reach and provide further shopping and cultural opportunities.

Directions

Postcode: BA4 6SF

What3Words : ///reefs.gathering.reap

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: G

Guide Price: £1,950,000

Tenure: Freehold

PART B

Property Type: Detached

Property Construction: Standard

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 - Onion Septic Tank

Heating: Oil Heating

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:

Restrictions: n/a

Rights and Easements: Paid annually for telegraph poles on land in hedges

Flood Risk: Low

Coastal Erosion Risk: N/A

Planning Permission: N/A

Accessibility/Adaptations: N/A

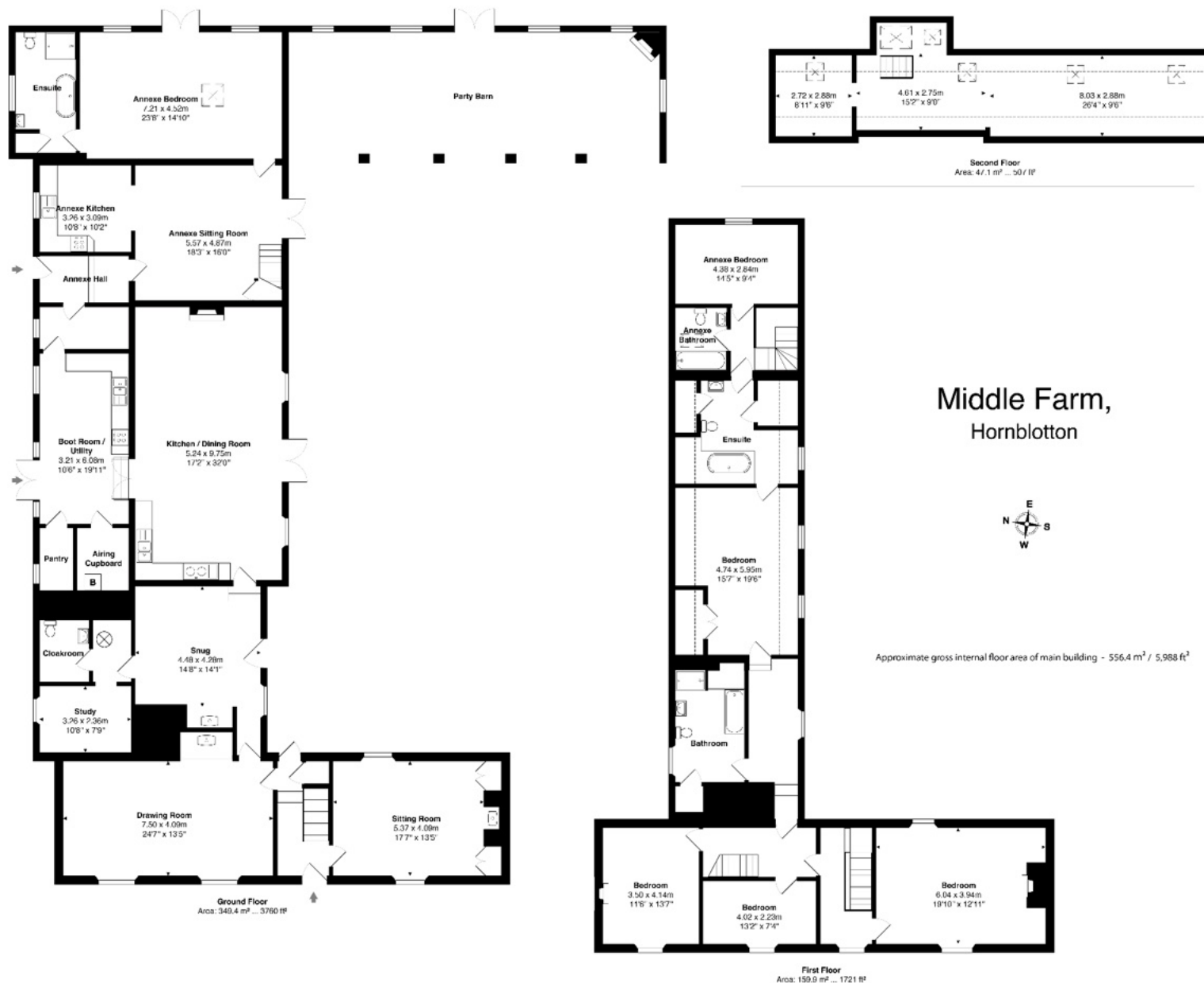
Coalfield Or Mining Area: N/A

Energy Performance Certificate:

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.





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Bruton

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