



Symonds
& Sampson

Church Farm

Hornblotton, Glastonbury, Somerset

Church Farm

Hornblotton
Glastonbury
Somerset
BA4 6SF

A former dairy farm set in a scenic and easily accessible position with far-reaching views of the surrounding countryside, including a period farmhouse, a range of traditional and modern agricultural buildings with planning permission for conversion and 115.77 acres (46.85 hectares) of productive agricultural land

- Detached period 5-bedroom farmhouse
- Range of traditional and modern agricultural buildings
 - Planning permission for two four-bedroom barn conversions
 - Good access onto the A37 (0.3 miles)
- Outstanding views of surrounding countryside
 - Quiet rural hamlet location
 - In all 115.77 acres (46.85 hectares)

Guide Price
£2,300,000
(Whole)

Freehold

For sale by Private Treaty as a whole, or in up to five lots

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INTRODUCTION

Set in a quiet rural location, Church Farm is brought to the market for the first time in over 100 years. Having previously been run as a dairy farm, in recent years the farm has been utilised as a livestock holding. The farm is nestled in a private yet easily accessible position. The period farmhouse, full of history, boasts extensive accommodation with five bedrooms, alongside an adaptable range of traditional and modern farm buildings, benefitting from approved planning permission for two four-bedroom barn conversions. The farmyard and farm buildings are set to the northeast of the farmhouse, and the land is set further north, east, south and west, leading up to the A37 and to the southern end of the hamlet.

LOT A – FARMHOUSE, BUILDINGS & 41.54 ACRES

The detached five-bedroom farmhouse boasts a handsome approach leading from the driveway. It provides spacious accommodation over two floors with period features throughout.

The ground floor provides a conservatory upon entry, a generously sized kitchen/dining room, a separate utility, sitting room, and study. Attached to the farmhouse is a large garage and storage shed. The first floor has five bedrooms, a family bathroom and a shower room. The farmhouse enjoys gardens and paddocks on three sides. The gardens are mature and laid to lawn, with mature trees, shrubs, and flowers, plus a double tandem garage and ample parking.

The farm buildings are set to the northeast of the farmyard and are set on good concrete yards. They offer a functional and adaptable range of traditional and modern construction. The traditional buildings are constructed of block and stone under fibre cement/asbestos roofs, whilst the modern buildings are constructed of steel frame under fibre cement/asbestos roofs.

- 1 Silage pit and cubicle houses (560 sq. m.)
- 2 Cubicle house and loose housing (350 sq. m.)
- 3 Loose housing and handling area (173 sq. m.)
- 4 Traditional buildings with planning permission – cow stall, dairy and old parlour (285 sq. m.)
- 5 Former chicken shed (192 sq. m.)
- 6 Slurry tower – uncovered

The traditional farm buildings (4) benefit from full planning permission to create two four-bedroom barn conversions. The planning was granted on 20th August 2024 under planning reference: 2023/2367/FUL.

The design for the scheme is to retain the 'U'-shaped courtyard of traditional farm buildings, and to incorporate a new-build element to echo a taller building within this group. The permission is for conversion and extension to create two four-bedroom dwellings (one incorporating a self-contained annexe). These are set over two floors, with bedrooms located on both the ground and first floors. Please see further details in the approved drawings.

The land in Lot A wraps around the farmhouse and farm buildings and comprises seven enclosures of level productive land, currently all laid to grass. The land in Lot A totals 41.54 acres (16.80 hectares), together with the farm buildings and farmhouse. The land is accessed by an internal track included within Lot A and is classified as Grade 3 on the Agricultural Land Classification Maps. The soil is recorded as slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils.



LOT B – 43.62 ACRES

Lot B comprises four enclosures of level, fertile, arable capable land running adjacent to the A37 extending to 43.62 acres (17.66 hectares). The land features multiple access points and is classified as Grade 3 on the Agricultural Land Classification Maps. The soil is recorded as slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils.

LOT C – 0.64 ACRES WITH FORMER CATTLE SHELTER

Lot C comprises a single parcel of level pasture land extending to 0.64 acres (0.26 hectares) enclosed by mature hedgerows. This parcel benefits from its own access track directly from the highway. Set in the eastern corner is a former cattle shelter of stone and brick elevations under a corrugated sheet roof. The shelter measures approximately 75 sq. m.

The land is classified as Grade 3 on the Agricultural Land Classification Maps. The soil is recorded as slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils.

LOT D – 9.17 ACRES

Lot D comprises a single enclosure of level productive land extending to 9.17 acres (3.71 hectares), currently laid to grass. Access is directly from Easton Town Lane, and the land is classified as Grade 3 on the Agricultural Land Classification Maps. The soil is recorded as partly lime-rich loamy and clayey soils with impeded drainage and partly slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils.

LOT E – 20.80 ACRES

Lot E comprises a single enclosure of level productive land extending to 20.80 acres (8.42 hectares), currently laid to grass. The land is classified as Grade 3 on the Agricultural Land Classification Maps. The soil is recorded as predominantly lime-rich loamy and clayey soils with impeded drainage. Access to Lot E is via an existing informal right of access from the gateway next to the village hall. Alternatively, the purchaser would need to put in a new gateway directly from the highway.



Lot A



Lot B



Lot C



Lot D & E

Church Farm Hornblotton, Hornblotton

Approximate Area = 2242 sq ft / 208.3 sq m (includes shed)
 Outbuilding(s) = 14509 sq ft / 1347.9 sq m
 Garage = 396 sq ft / 36.8 sq m
 Total = 17147 sq ft / 1593 sq m

For identification only - Not to scale



SERVICES

Lot A – Mains water and electricity. Oil-fired central heating via radiators. Private drainage via a septic tank. A bank of solar panels is sited to the north of the buildings (owned outright by the sellers).

Lot E has a mains water connection.

Broadband - Ultrafast broadband is available.

Mobile signal/coverage - There is mobile coverage in the area. Please refer to Ofcom's website for more details.

Council Tax Band: E

AGRICULTURAL SCHEMES

There are no existing Sustainable Farming Incentive or Countryside Stewardship agreements in place.

SITUATION

Hornblotton is a small hamlet located just off the A37, not far from Castle Cary and Shepton Mallet. It offers a sense of community with easy access to local amenities.

Bruton is 8 miles away and is home to Hauser and Wirth Gallery and the Roth Bar and Grill. Bruton has a good range of local shops, boutiques, pubs, and restaurants, including The Chapel.

The Newt (7.5 miles) at Castle Cary is a popular new destination with exceptional gardens and grounds, with a country house hotel.

The nearby towns of Frome, Shepton Mallet and Wells have a wider range of shopping and leisure facilities.

Road links are excellent, with Bath and Bristol within commuting distance, and the A303 (M3) and M5 within easy reach.

Access by rail is available at Castle Cary (Paddington within 2 hours) and Templecombe (Waterloo within 2.5 hours).

An exceptional variety of schools can be found in the area to suit all abilities and interests: Bruton (King's and Sexey's), Hazelgrove at nearby Sparkford, Street (Millfield), Wells (Cathedral and The Blue School). Sherborne and Bath both offer further state and independent schooling. There are state primary schools at the nearby villages of Ditcheat and Kinton Mandeville, and Ansford School, a state secondary school in Castle Cary.

The local area, particularly the nearby Mendip Hills, offers a variety of leisure pursuits, such as horse riding, hunting, walking, and cycling.



SPORTING, TIMBER & MINERAL RIGHTS

All sporting, timber and mineral rights are understood to be owned and included.

FIXTURES & FITTINGS

All freestanding equipment and any other equipment not specifically mentioned in the details above are excluded from the sale.

RIGHTS, EASEMENTS & BOUNDARIES

The farm is sold subject to and with the benefit of all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in the General Remarks and Stipulations or particulars of sale or not. The purchaser shall be deemed to have full knowledge of the boundaries of the ownership thereof.

A public footpath crosses Lot A, Lot B and Lot C. See the sale plan for the exact location.

TENURE & POSSESSION

Freehold with vacant possession upon completion.

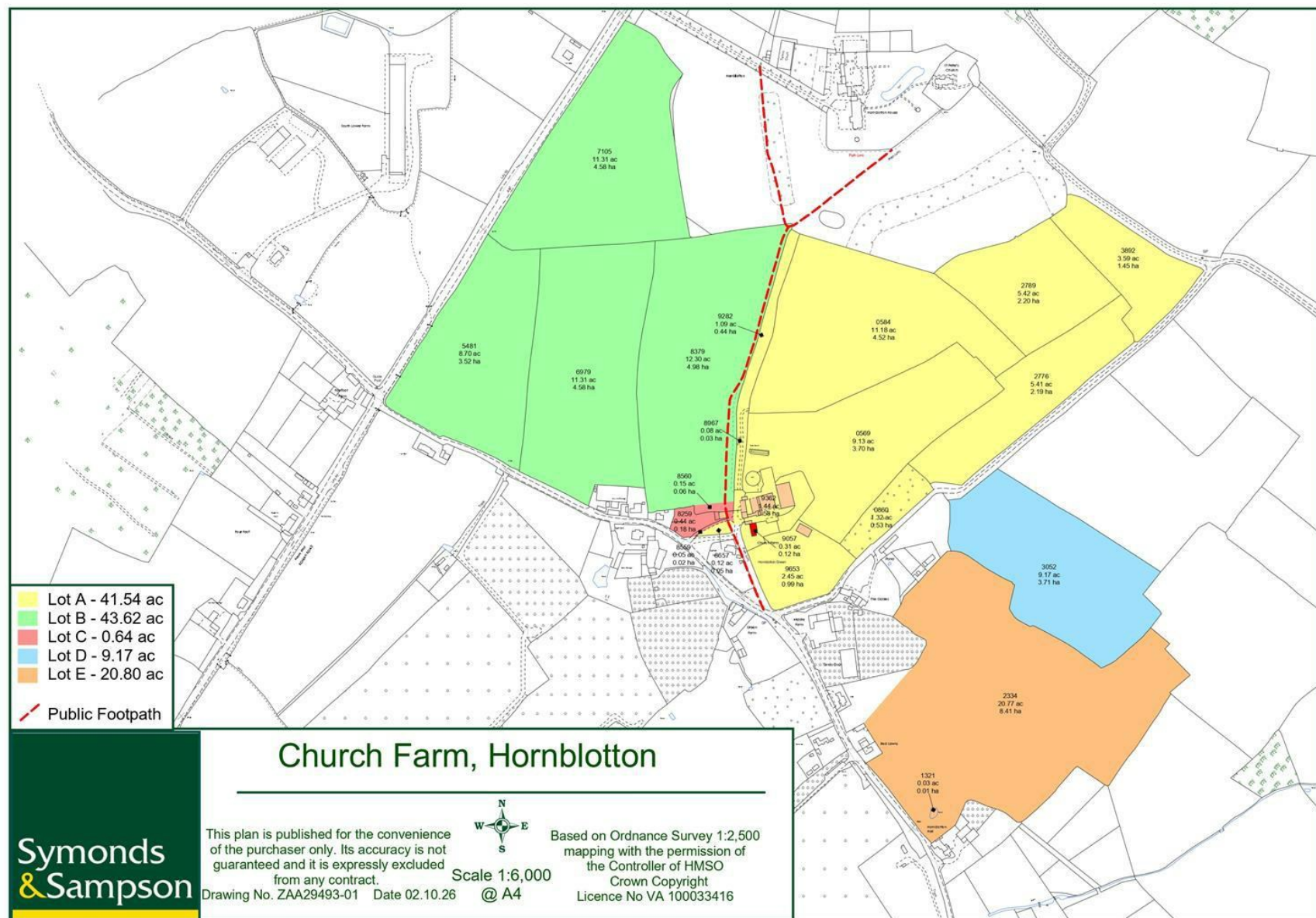
DIRECTIONS

What3words: ///soft.shocks.gloom

VIEWINGS

Strictly by prior appointment with sole agents Symonds & Sampson LLP. Further information, if required, is available from Lucy Carnell on 01935 382901 or Joanna Down on 01460 200791.





Yeoag/LMC/051026



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