

Bowers Farm,
Bab Cary



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4,717 sq ft (438 sq m) | 4 reception rooms | 5 bedrooms | 3 bathrooms
Party barn | Outbuildings | Stabling | 18.04 acres | Freehold | Rural

Guide price £2,000,000





An exceptional period farmhouse combining charm and character with sympathetic modern additions and various outbuildings, set within extensive grounds and surrounded by beautiful Somerset countryside

The property

Bowers Farm is a handsome and historic Grade II listed farmhouse dating from around 1750, retaining a wealth of original character and set at the end of a long drive within beautiful Somerset countryside. Constructed of white and blue lias stone beneath Roman clay tile roofs, the house has been thoughtfully updated by the current owners to provide elegant yet understated accommodation, combining period features such as flagstone flooring, exposed beams, inglenook fireplaces and high ceilings with carefully integrated modern fittings to create a light, airy and welcoming home.

The ground floor provides four well-proportioned reception rooms, each enjoying windows to two or three aspects, welcoming plenty of natural light and affording attractive views across the gardens. At the heart of the house is the kitchen, living and breakfast room, fitted with light-coloured cabinetry, together with a two-oven Aga set within an inglenook fireplace and a walk-in larder. The kitchen has been extended sympathetically to provide a light and spacious sitting/dining room/area with bi-folding and French doors opening out onto the gardens with wonderful views towards the surrounding countryside. As part of the new extension there is a hall, separate larder and bootroom off the kitchen.

On the first floor, five well-proportioned double bedrooms are accessed via three separate staircases. The principal bedroom benefits from a modern en suite bathroom with a separate shower, while the remaining bedrooms are served by two further bath and shower rooms. There is a further room adjoining the principal bathroom that is currently used as a dressing room, which could be used as a fourth en suite bathroom.

The property is approached via a long tree-lined drive leading to a generous parking area and an L-shaped range of traditional stone outbuildings including a barn, two loose boxes, tack room, workshop and kennels. The barn featuring a vaulted ceiling, exposed timber trusses and flagstone flooring, has been recently converted into a party barn, while the open-sided barn offers, stables, tack room, workshop, kennels and storage. Formal gardens extend around three sides of the house and include a stone flagged terrace, paved pathways, herbaceous borders, mature specimen trees and a lily pond. Beyond lie approximately 18.04 acres of railed paddocks, an orchard and three separate woodland copses.



Location

The property lies just outside in the picturesque and tranquil Somerset village of Bab Cary. The village has a thriving community full of young and older families and the renowned 17th century thatched pub, the Red Lion Inn, perfect for a relaxed drink or excellent dining, a 14th-century parish church, a village hall and a recreation ground with a community tennis court. Everyday amenities are accessible in the nearby market towns of Castle Cary, Sherborne and Somerton, all offering a selection of shops, supermarkets, cafés and local services. The Newt is a major local attraction, only 15 minutes away, as is the arts and cultural centre of Bruton. Schooling in the area is particularly well regarded, with primary schools in Queen Camel and Keinton Mandeville and secondary schooling in Castle Cary, Somerton and Sherborne. There are also some of the best UK independent schools within easy reach including Hazlegrove, Millfield, Sherborne boys and girls and the Bruton schools, all within easy reach. Castle Cary station, approximately six miles away, provides mainline rail services to London Paddington, while the A303 is just minutes away, offering direct road connections towards London to and the Southwest.

Postcode region: TA11

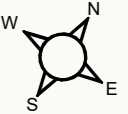
General

Local authority: South Somerset Council
 Services: Mains water (via a private supply), mains electricity, oil fired central heating, solar panels., private drainage (compliant).
 Council Tax: Band F
 EPC rating: E
 Tenure details: Freehold
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Bowers Farm, Bab Cary, Somerset

Main House internal area 4,717 sq ft (438 sq m)
 Open Vehicle Port internal area 1,306 sq ft (121 sq m)
 Outbuilding internal area 1,932 sq ft (179 sq m)
 Total internal area 7,957 sq ft (739 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐☐ Denotes restricted head height
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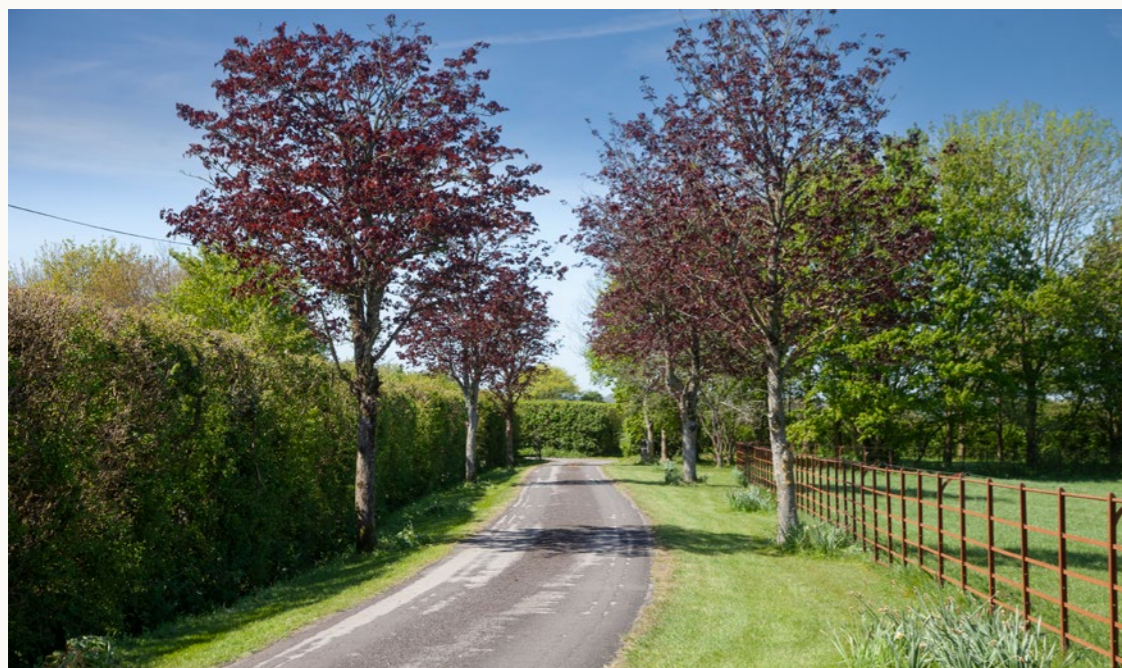
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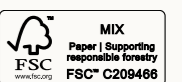
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