



Goosemoor Farm

Burnetts Lane, Baltonsborough, BA6 8RD

George James PROPERTIES
EST. 2014

Goosemoor Farm

Burnetts Lane, Baltonsborough, BA6 8RD

Guide Price - £825,000

Tenure – Freehold

Local Authority –Somerset Council

Summary

Goosemoor Farm is a substantial early 19th century detached farmhouse. Peacefully situated in this wonderfully tranquil setting on the outskirts of the village. The house is surrounded by open countryside and enjoys a rural outlook and views of Glastonbury Tor. The house offers a number of original features including two large inglenook fireplaces, exposed natural stone walls and ceiling beams. Accommodation includes a large kitchen/dining room and two further large reception rooms both with impressive inglenook fireplaces. On the ground floor there is also a study and utility room with WC. There are four bedrooms to the first floor with two bathrooms. Outside, Goosemoor Farm has attractive landscaped gardens with large lawned areas, loggia, sizeable vegetable garden, orchard and a range of outbuildings including a modern double garage.

Services

Mains water and electricity are connected. Private drainage to a modern treatment plant. Oil fired boiler provides central heating. Hot water provided by AGA and/or electric immersion. Council Tax band G.

Amenities

The pretty village of Baltonsborough has village amenities including village shop, public house, local church and sought after school. Further amenities are found in the local towns of Wells, Glastonbury and Street. The regional centres of Yeovil, Bath and Taunton are all within easy reach. The area is also well served by a good selection of independent schools including Millfield, Wells Cathedral School, Kings Bruton, Hazlegrove and Sherborne Schools. There are good road and rail links with the A303 located to the south giving access to London and the South West, the M5 can be joined at junction 24. Mainline stations at Castle Cary with a service to London Paddington and Sherborne to London Waterloo. Sporting facilities include golf at Sherborne and Yeovil, horse racing at Wincanton, Exeter and Bath.

what3words

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Entrance Hall

Timber entrance door leads to the entrance hall with built in cupboard housing oil fired boiler. The part vaulted ceiling with gallery landing gives the entrance a welcoming feel.

Sitting Room 23' 9" x 15' 7" (7.23m x 4.74m)

This large reception room has an impressive inglenook fireplace housing wood burning stove. There are windows to the front and rear with window seats. French doors to the garden.

Snug Room 15' 3" x 14' 1" (4.66m x 4.28m)

With window with window seat, stairs leading to the first floor. Large beamed fireplace housing wood burning stove.

Dining Room 14' 6" x 8' 11" (4.42m x 2.73m)

With bay window with window seat overlooking the garden. Fitted dresser unit and opening to the kitchen.

Kitchen 16' 8" x 9' 5" (5.07m x 2.86m)

With range of base and wall units, sink unit, fitted electric oven, hob and dishwasher, space for fridge freezer. Beamed recess housing Oil fired AGA.

Utility Room 6' 10" x 5' 9" (2.08m x 1.75m)

Range of fitted units and space for washing machine, fridge freezer etc. Single drainer sink unit.

WC

With low level WC and wash hand basin.

Study 8' 6" x 5' 5" (2.60m x 1.66m)

Gallery Landing

Gallery landing with built in airing cupboards. This open space overlooks the entrance hall.

Bedroom 1 16' 5" x 9' 1" (5.00m x 2.76m)

With range of fitted wardrobes.

En-Suite Shower Room 8' 10" x 5' 9" (2.70m x 1.75m)

With low level WC, wash hand basin and shower cubicle with electric shower.

Bedroom 2 15' 1" x 11' 3" (4.60m x 3.44m)

A double aspect room with large walk in wardrobe and storage cupboard.

Bedroom 3 15' 0" max x 16' 5" max (4.57m max x 5.00m max)

Bedroom 4 11' 6" x 7' 7" (3.50m x 2.30m)

With built in cupboard.

Bathroom 9' 2" x 8' 10" (2.80m x 2.70m)

With bathroom suite comprising low level WC, wash hand basin and panelled bath. Large shower cubicle with electric shower. Heated ladder towel rail.



Outside

The front of the property is bordered by a stone wall with mature shrub garden. There is an 'in out' driveway to the immediate front of the house with the main drive and parking leading to the garage, gates lead to the side and rear of the property.

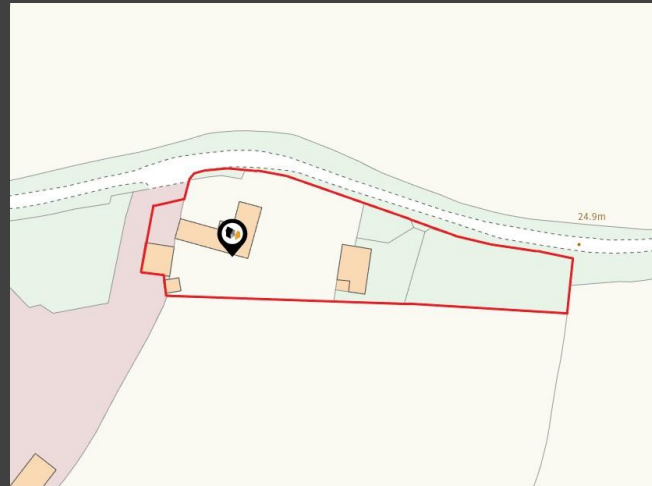
Detached Double Garage 22' 0" x 18' 1" (6.71m x 5.52m)

This modern natural stone fronted detached garage has cavity wall elevations under a pitched tiled roof. Two up and over garage doors with side pedestrian door.

Surrounding the house there are attractive landscaped gardens with timber summerhouse, open lawned areas, well stocked flower and shrub beds and large rockery with pond. A covered sun loggia and patio has been created from part of the outbuilding and provides a comfortable area to enjoy the afternoon and evening sun along with a view of the Tor. A gate from the garden leads to an enclosed vegetable garden, there is also a greenhouse. A vehicular gate gives access to this area of the garden with gate leading to the orchard.

Outbuilding

A substantial outbuilding constructed of block elevations under a pitched roof. The building is divided into various stables and storage areas. Please refer to the floor plan for dimensions.





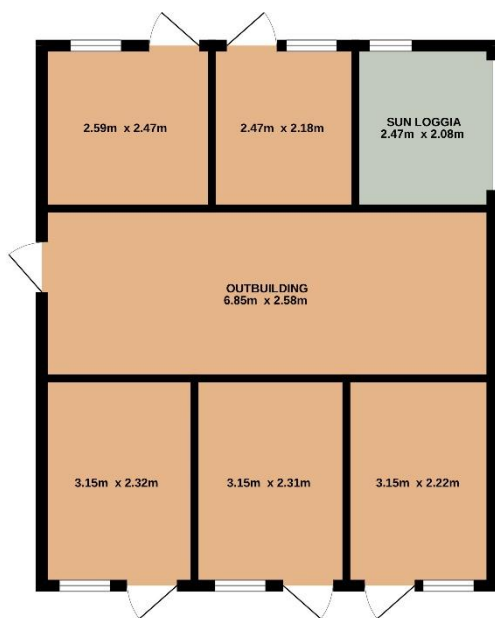
GROUND FLOOR
115.0 sq.m. approx.



Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		80
55-68	D		
39-54	E	45	
21-38	F		
1-20	G		

Very energy efficient - lower running costs
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC

GROUND FLOOR
56.1 sq.m. approx.



1ST FLOOR
93.2 sq.m. approx.



TOTAL FLOOR AREA: 208.2 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 guarantee as to their operability or efficiency can be given.

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TOTAL FLOOR AREA: 56.1 sq.m. approx.

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