# Castlebrook Farm

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# Castlebrook Farm, Castlebrook

Compton Dundon, Somerton, Somerset, TA11 6PR

Somerton and Street 3 miles. A303 6 miles. Yeovil 12 miles.

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A deceptively spacious four-bedroom detached village home. At the heart of the property is a superb kitchen/dining room, ideal for modern family living and entertaining. Set within private, well-established gardens, the property further benefits from a substantial thatched Tithe Barn providing extensive garaging and a unique two-storey annexe. A rare opportunity to acquire a distinctive home of character in a desirable village setting. EPC Band F

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- Central village location
- Grade II listed thatched Tithe Barn
- Character Features
- Attractive gardens of approximately 0.38 acres
- Freehold
- Extended four bedroom farmhouse
- Fully refitted kitchen/dining room
- Parking and double carport
- Accessible to beautiful country walks
- Council Tax Band G

## Guide Price £625,000


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## SITUATION

Castlebrook Farm is set in the heart of this popular village, which features a charming parish church and a welcoming public house. Surrounded by beautiful countryside, the village lies conveniently between the towns of Street and Somerton.

Street is well known for the Clarks Village shopping outlet and the prestigious Millfield School, while the sought-after town of Somerton offers a quieter atmosphere with a range of independent shops and everyday amenities.

The A303 is approximately 6 miles away, and Castle Cary railway station—providing a mainline service to London Paddington—is within 13 miles. A similar distance lies the larger town of Yeovil, which also benefits from mainline rail links to Exeter and London Waterloo.

## DESCRIPTION

Castlebrook Farm centres around a substantial four-bedroom detached village house, constructed principally of local stone beneath a slate roof. In recent years, the property has been tastefully updated, including the installation of a superb integrated kitchen and a contemporary bathroom suite.

A notable feature of Castlebrook Farm is the impressive stone and thatched Grade II listed Tithe Barn, currently undergoing refurbishment with a section of the rear roof being re-thatched. This building presently provides garaging along with a large open-plan room featuring a vaulted ceiling, kitchen area, and a first-floor landing with shower room and bedroom. Offering highly versatile accommodation, it would be well suited for use as a workshop, studio, or ancillary space. An adjoining garden store, set beneath a tiled roof, further enhances its practicality.

Externally, the property benefits from off-road parking, a generous walled front garden, and an enclosed rear garden. In total, the grounds extend to approximately 0.38 acres.

## ACCOMMODATION

A stone archway opens into the entrance porch, with a timber door leading through to the hallway. This space features a part-tiled floor, a rear-facing window, and an adjoining cloakroom fitted with a low-level WC and vanity unit. The sitting room enjoys dual-aspect views and features a charming brick and stone fireplace complete with bread oven, exposed beam, and window seat. An archway leads into the inner hall, where stairs rise to the first floor and a useful under-stairs cupboard is provided. The lounge/study offers a front-facing window with window seat and a glazed door opening to the side garden. Additional features include a stone fireplace, display shelving, and built-in bookshelves with cupboard beneath.

At the heart of the home lies a superb kitchen/dining room, enjoying triple-aspect views and a stable door opening to the rear. Recently refitted, the kitchen includes a two-bowl ceramic sink with mixer tap, quartz drainer and worktops, a comprehensive range of floor and wall cupboards, and an island unit/breakfast bar with additional storage. Appliances include a Rangemaster Classic Deluxe cooker with two ovens, grill, warming drawer and five induction hobs, built-in dishwasher and washing machine, and an integrated American-style fridge-freezer with surrounding cabinetry. Attractive tiled flooring extends throughout, and a large walk-in boiler cupboard houses the Camray oil-fired boiler and benefits from a side window.

The spacious landing provides access to the roof void and houses a generous airing cupboard with slatted shelving.

Bedroom one enjoys dual-aspect views and features fitted wardrobes along one wall. The en suite includes a walk-in shower, low-level WC, washbasin, tiled floor with underfloor heating, and side window. The family bathroom comprises a ball-and-claw roll-top bath with Victorian shower attachment and shower over, pedestal washbasin, low-level WC, cast-iron column radiator, tiling, wall lights, and a rear-facing window. Bedroom two enjoys dual-aspect views and includes a built-in wardrobe with shelving. Bedroom three has a front-facing window, while bedroom four features a side window and a column radiator.

## THE TITHE BARN

The Tithe Barn is a Grade II listed building, constructed principally of stone beneath a thatched roof, with the rear section and ridge currently undergoing re-thatching. This impressive and versatile barn offers substantial accommodation and character features throughout. This space would be ideal as an annexe, studio, or ancillary accommodation for family usage, as per the registry title. For any change of usage ie Air BNB, the normal planning permission should be sought and we would recommend you make your own enquiries.

The ground floor includes a double carport with power and light connected, along with a door providing access into the main barn. Inside, the principal space features a flagstone floor, three windows, and double timber doors opening to the front. A fitted kitchen area includes a single-drainer sink with mixer tap, adjoining worktops, and a range of floor and wall mounted cupboards and drawers. Appliances include a Lamona hob with matching oven and grill, fridge, and washing machine. The space is enhanced by a striking vaulted ceiling with exposed cruck beams and attractive exposed stone walls.

A staircase rises to the first-floor landing, where there is an adjoining shower room comprising a shower cubicle, pedestal wash hand basin, low-level WC, and electric radiator. The first-floor bedroom features a sloping ceiling, front-facing window, and two electric radiators.

## OUTSIDE

The property is approached via a gravelled driveway, providing ample parking and access to the double carport. The attractive front garden is enclosed by stone walling and laid predominantly to lawn, complemented by a variety of trees and a wrought-iron gate opening onto Ham Lane.

The rear garden is accessed through a pair of wrought-iron gates, leading to a pathway and veranda that connects to the kitchen door. Adjoining this area is a large paved sun terrace and a discreetly positioned oil tank. The garden is well screened, offering a high degree of privacy, and is laid mainly to lawn with a sunken patio and pergola. Mature planting includes a distinctive willow tree, accompanied by a useful range of corrugated iron outbuildings. Adjacent to the Tithe Barn is a practical stone and tiled workshop. In total, the gardens extend to approximately 0.38 acres.

## SERVICES

Mains water, electricity and drainage are connected.
Oil fired central heating (in the main house)
Mobile coverage : EE (Ofcom, some other services may be limited)
Broadband : Standard, & Ultrafast (Ofcom)
Flood risk status : very low risk (Environment agency)

## VIEWINGS

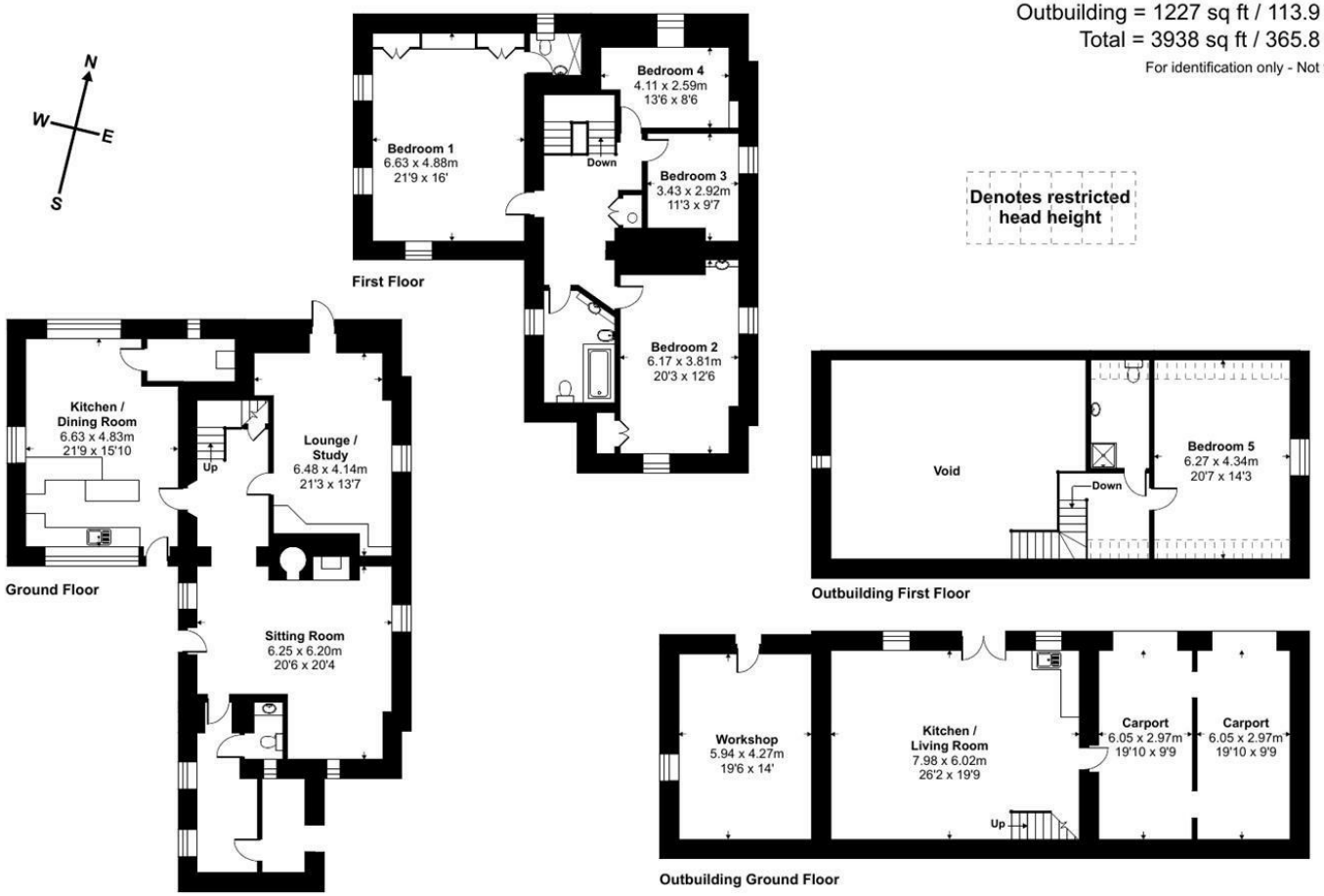
Strictly by appointment through the vendors selling agent. Stags, Yeovil office, telephone 01935 475000.

## DIRECTIONS

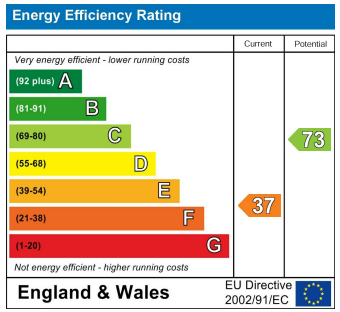
What3words///pheasants.expansion.stems

From the A303 Podimore roundabout take the A372 towards Langport and Somerton. After a short distance turn right onto the B3151, signposted Somerton and Kingsdon. Follow this road for approximately 5.3 miles, heading to Street and on entering Compton Dundon the property will be seen on the left hand side, clearly identified by our for sale board, shortly after the Castlebrook Inn public house and on the corner of Ham Lane.

Approximate Area = 2627 sq ft / 244 sq m (Excludes Carports & Void)
Limited Use Area(s) = 84 sq ft / 7.8 sq m
Outbuilding = 1227 sq ft / 113.9 sq m
Total = 3938 sq ft / 365.8 sq m
For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 737275

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