

LODESTONE



Canterbury Farm, Aller





Canterbury Farm, Aller

TA10 0QW

Guide Price £1,150,000

5 
Bedrooms

3 
Bathrooms

5 
Receptions

PROPERTY FEATURES

- Grade II Listed Former Farmhouse immaculately presented
- Small holding & kitchen garden opportunities with total of south facing 5.24 acres
- Fully Renovated in 2014 with a Dorset model thatch and then a full thatch re-ridge in 2024
- Air Source Heat Pump annually maintained
- Annexe with separate entrance





Canterbury Farm is an immaculate and fully refurbished five-bedroom Grade II listed former farmhouse, sitting on a plot of 5.24 acres comprising of a walled garden, orchard/paddock and back field, cleverly adapted for 21st Century modern family living, lying in the South Somerset village of Aller. Completely refurbished and re-thatched in 2014 with a full re-ridge of the thatch in 2024, the house is fully electric, benefitting from an eco-friendly air source heat pump, Cat 6 network cabling and HDMI 8x8 Matrix for HD TV streaming. Moreover, underfloor heating runs throughout most of the ground floor. This is a house brilliantly designed to work hard and play hard, with the ability to adapt according to whatever is the order of the day. It has it all. Approaching through an electric five bar gate, you are greeted by ample parking and a very smart triple carport / garage in the gravel driveway which is fully equipped with lighting and electrics.

The original studded front door leads into a cross passage with plank and muntin screening, and you are instantly aware of the wonderful 17th century origins and history of the building you are stepping into as well as the quality of the refurbishment. Original features abound, cleverly incorporated into the upgrades and additions that make this such a wonderful family home.



To one side of the hall is the cloakroom and a cosy study. At the end of this corridor, you arrive in the 'Georgian room' featuring arched alcoves and a sash window with shutters, providing the perfect atmosphere for entertaining or family living. The wood burning stove with Bath stone surround transform it into a cosy and welcoming retreat on cold winter nights. To the other side of the hall the dining room immerses you in the past and serves up a taste of history with its beautifully restored plank and muntin screening, original flagstone floors, beams, and an incredible inglenook fireplace complete with wood burning stove and curing chamber.





Beyond lies the fabulous family room, truly a room to spend fun-filled family time in, with its vaulted ceiling and exposed stone wall, oak floor and French doors leading onto the pretty side garden quadrant.

This is the family room of all family rooms - movie nights and games nights need to be spent here.

Just next door is the well-appointed bespoke farmhouse kitchen, in shaker style with granite work tops and Travertine floor tiles, larder cupboard, integrated appliances and a Rangemaster range cooker. There is a breakfast bar, and French doors opening out to the south facing garden. This is undoubtedly the heart of the home and stands ready to cater to every need, both inside and out.

Opportunity and great flexibility is afforded by The Annexe. This is fully integral to the main part of the house, but is also self-contained with separate access making it ideal for income potential. As an Annexe it provides an open plan kitchen and living space with space for washing machine and tumble dryer downstairs and with a good-sized double bedroom upstairs complete with ensuite shower room and plenty of storage space, so is ideal for multigenerational living or as a rental possibility. However, this could just as easily be used as an excellent laundry or boot room downstairs and a guest or teenager's bedroom upstairs, therefore keeping all essential and hardworking laundry area neatly tucked away and out of sight, with access straight to the quadrant side garden.



On the other side of the house there are an additional four good sized double bedrooms; the master having a luxurious roll top bath in the bedroom and an ensuite shower. The family bathroom, complete with Burlington & Neptune sanitary ware, with large shower and bath lies adjacent to the other three bedrooms. Vital cupboard and storage spaces are in abundance and oak wooden floors run throughout the house.





Canterbury Farm has it all and is a must see for anyone looking for an immaculate family home combining history, character and modern-day comfort without compromise.

Outside

To the front of the house there are black iron railings and a limewash pointed wall, and some Portuguese laurel trees. A pretty quadrant to the side of the house by the kitchen door has a cold tap and well-established Acer tree and two cherry blossom trees.

The original flagstone patio wraps around the rear of the house, with wonderful space for outdoor dining and multiple doors opening out from the house, so providing an additional outside room for the spring and summer months. Hot and cold running water and electric points (all the way to the bottom of the garden) add to the convenience of this space.

A newly created patio area at the bottom of the garden has electrics set up for an outdoor/garden kitchen. Beautiful borders and a flagstone path lead down the large lawned garden to a pretty cock and hen wall and gate into the Orchard, where a magnificent Walnut tree is the stunning centrepiece amongst plum and apple trees.

The orchard has a large hard standing area, perfect for stabling, with a water source and tap there – offering potential for small holding opportunities. Beyond is another five bar gate leading to the 3.9-acre field acting as either an extended grazing paddock for horses or livestock or as stunning meadow of wildflowers in the spring months and where hay is taken in the summertime.





Situation

Set in the beautiful South Somerset countryside, the small and popular village of Aller has a pub, a village hall and a church, a monthly village market, local farmshops and the nearby Bere Cider Company.

The popular town of Langport is just a few miles away with its thriving cafes/restaurants, artisan bakery, butcher, award winning Langport Stores (<http://www.thelangportstores.co.uk/>) as well as a supermarket, pharmacy, vets and a number of other independent shops. Also, monthly Artisan and vintage market.

There is excellent walking, riding and cycling in the surrounding open countryside and as well as Roman remains. The Battle of Langport was fought in 1645 during the Civil War and is referenced in the Domesday Book. The icing on the cake are the lovely walks along Cocklemoor river where you can hire boats (<https://www.langportboathire.co.uk/>). In September there is the fabulous Langfest (<https://langport.life/council-news/langfest-2019-meeting/>) that spans a whole weekend

In addition, there are several good golf courses nearby and a thriving tennis club at Somerton. The picturesque town of Somerton is only a 10 minute drive. Originally the county town of Somerset and before that, possibly the capital of Wessex. Its focal point is the wide 17th Century Market Square with a Buttercross in the centre. Somerton offers all the usual amenities of a market town and has a small independent supermarket. Larger towns within easy reach include Taunton, Street and Glastonbury. Access to fabulous beaches on the Devon coast is just an hour's drive away.



Schools

Many of the area's best known independent schools are within easy commuting distance including Millfield School (prep and senior), King's Taunton (prep and senior), Queens Taunton (prep and senior), Taunton School (prep and senior) Wells Cathedral School (prep and senior) and Hazelgrove to name a few.

There is a local state primary school, Huish Episcopi Primary school, and the Huish Episcopi Academy and Sixth Form college in nearby Langport, and Strode College in Street.

DIRECTIONS

Post code – TA10 0QW

What three words - [///monkeys.abundance.amuse](http://monkeys.abundance.amuse)

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: F and A

Guide Price: £1,150,000

Tenure: Freehold

PART B

Property Type: Grade II listed detached property

Property Construction: Standard construction with thatched roof.

Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls

Electricity Supply: Mains Supply

Water Supply: Mains Supply

Sewerage: Mains Drainage

Heating: Air-Source Heat Pump.

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: Off-street parking, carport and garaging.

PART C

Building Safety: Our vendor is not aware of any building safety issues or any planned or required remediation work, but we recommend that you engage the services of a chartered surveyor to confirm.

Restrictions: We are not aware of any significant/material restrictions, but we'd recommend you review the title/deeds of the property with your solicitor.

Rights and Easements: We're not aware of any other significant/material restrictions or rights, but we'd recommend you review the Title/deeds of the property with your solicitor.

Flood Risk: N/A

Coastal Erosion Risk: N/A

Planning Permission: We are not aware of any undecided planning applications within the vicinity of the property

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

Energy Performance Certificate: N/A due to Grade II listing

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.

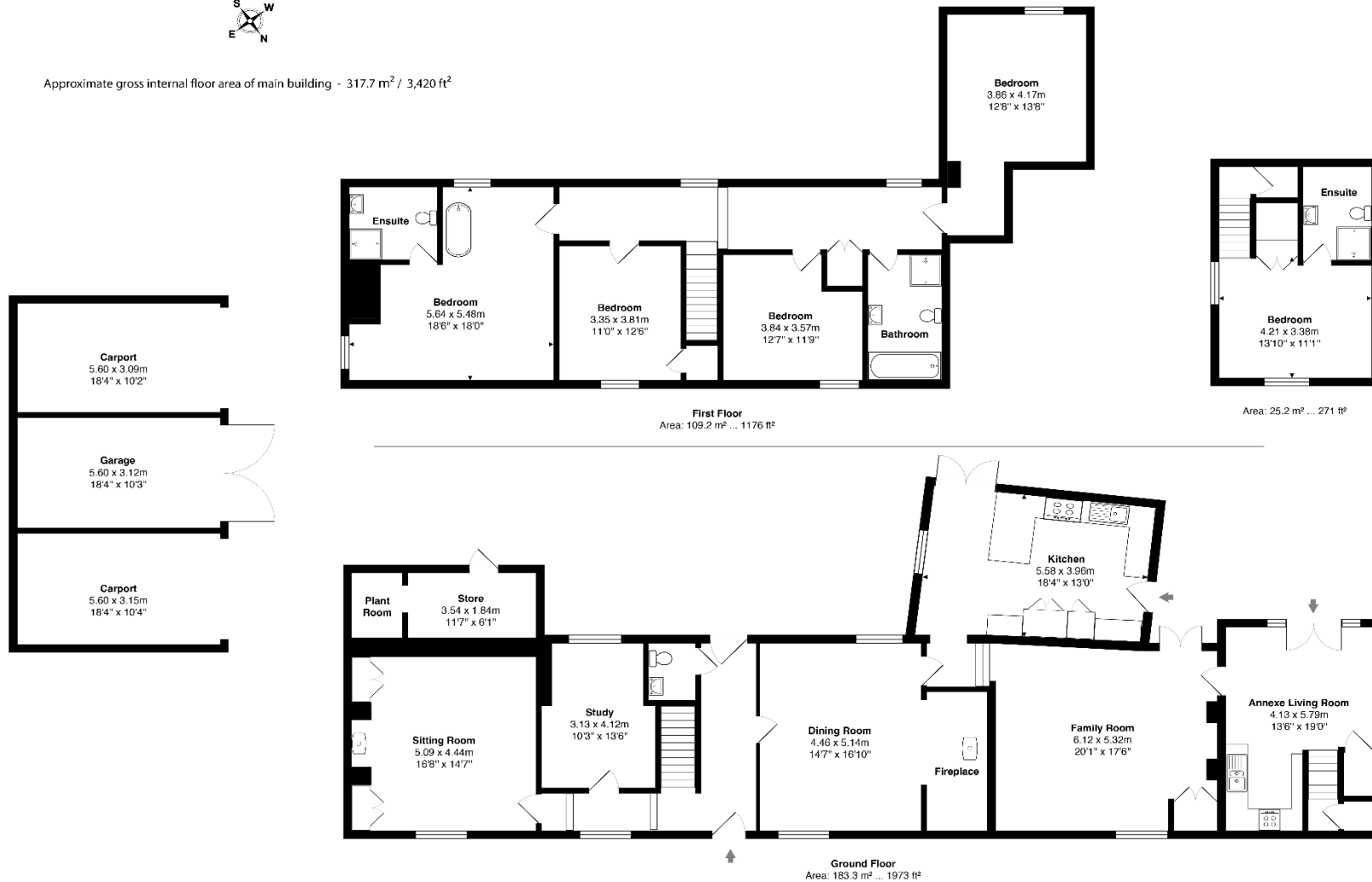
Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek



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Approximate gross internal floor area of main building - 317.7 m² / 3,420 ft²



Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

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