

Bottom Barn Farm

Hadspen • Somerset

Symonds
& Sampson







Bottom Barn Farm

Hadspen, Castle Cary, Somerset, BA7 7LW

Bruton 2 miles • Castle Cary & Station 2 miles (Paddington 1hr 45mins),
Frome 13 miles • Bath 27 miles • Bristol Airport 29 miles

(Distances & times approximate)

A beautifully presented small country estate in a highly desirable location

- A stunning barn conversion providing over 4,300 sq.ft of accommodation
 - Light and spacious open plan ground floor rooms
 - 4 bedrooms and a self-contained 1 bedroom guest suite
 - High specification fittings focused on energy efficient living
- Detached 2-bedroom cottage (ag-tie) known as Provender House
 - Purpose built 15 box stable block
 - Range of farm buildings and stable/office building
- Picturesque level and sloping land providing far reaching vistas
- 29 acres of mature productive cider orchard producing a useful income
 - Quiet edge of hamlet position
 - Located in a highly sought after area

In total 99.46 acres (40.24 ha)

For Sale by Private Treaty

Freehold with Vacant Possession on completion

**Symonds
& Sampson**



Introduction

Originally a dairy farm on the Hadspen Estate, the property was purchased by the current owners in 2009 following which they have undertaken a complete programme of conversion and restoration on the farm. In 2012 the original threshing barn and other barns were meticulously converted into a stunning 5-bedroom dwelling extending to over 4,300 sq.ft.

In the 1980's about 30 acres were planted to cider apple orchard to diversify the estate income, which the current owners have restored and operated as a successful business.

Situation

The property is set back from a quiet country lane running from Bruton to the hamlet and small community of Hadspen comprising traditional country cottages and houses and a thriving village hall. The magnificent surrounding rolling countryside is predominated by dairy farms with

lightly wooded valleys and hilltops criss-crossed by country lanes, tracks and footpaths perfect for walking, cycling and riding. Only 1 mile south is the renowned 'The Newt in Somerset', awarded the worlds best boutique hotel in 2023.

Hadspen is situated between the small towns of Bruton and Castle Cary. Bruton, aka the Notting Hill of the South West, offers a plethora of cultural and culinary highlights including the Hauser & Wirth Gallery, Roth Bar and the Durslade farm shop. The former market town of Castle Cary offers a range of boutique and high street shops and a mainline station with the newly opened station café, 'The Creamery'. Wincanton 6 miles south offers supermarkets and the A303 trunk road from London to the West Country.

The area is renowned for its excellent independent schooling with Kings Bruton, The Sherborne Schools, Millfield, Port Regis, Wells Cathedral, Hazlegrove Prep and All Hallows Prep all within



30 minutes' drive. The highly regarded Sexeys secondary state and boarding school and Bruton Primary are only 2 miles away.

The Farmhouse

A barn conversion, completed in 2012 for the current owners in conjunction with the architect Roger Gallannaugh and converted by respected local builders FJ Reeves, retaining the original distinctive honey coloured Cary Stone elevations under Sandtoft old weather clay tiled rooves with Blue Lias sills and coping.

The house provides stunning open plan living on the ground floor and 5 practical split-level bedrooms with 3 bathrooms. The house is packed full of traditional features such as exposed oak beams using timber worked from the farm itself and combined with modern high specification finishes including polished sandstone floors, solid oak doors, Charnwood woodburners and oak framed double glazing throughout.

Notable features internally are the well-equipped farmhouse kitchen, an expansive sunroom with bi-fold doors onto the courtyard and a flexible adjoining single storey **annexe** forming the southern wing of the house. The inner courtyard is sheltered and private and has been thoughtfully designed using a curved arbour, natural stone patios and a raised decking area with a hot tub.

The Cottage

Forming the western side of the courtyard is a detached 2-bedroom stone elevation cottage known as Provender House. Currently let, the cottage is equally suited to a relative or dependant or for producing an income from holiday accommodation or permanent let.

Please see floorplan for accommodation and measurements.

Outside

The main house entrance opens to a large, gravelled parking and turning area, flanked by a pretty shrub and flower border, with the recent addition of a 4-bay oak framed open fronted garage. The separate farm entrance has a practical 8m wide concrete apron and adjacent pond and wild meadow grass area.



The Stables

A traditional quadrangle range of purpose-built stables constructed of block elevations with brick quoins under a fully tiled roof with raised ridge vent. 9 no. 12' x 12' and 4 no. 13' x 10' stables with 2 foaling boxes and 4 tack/store rooms. Each stable has windows front and rear.

Nearby is a further block of 5 stores/stables which were previously part fitted out and used as offices.

Beyond is a 50m x 25m manège enclosed in post and rail fencing requiring some maintenance.

The Farm Buildings

Off the farm entrance are two concrete apple clamps with a steel frame for handling apples. Beyond are three timber or concrete frame farm buildings. The first has two fully enclosed workshops, one of which is currently used by a local joiner. The other two buildings are open fronted machinery sheds.

The Land

Beautiful rolling farmland surrounds the farmstead and every view from the house looks out over your own land, which is a rare find. The land is an enchanting mix of level pasture, cider orchards, southeast and west facing steeper slopes of pasture with some rough banks, broadleaf tree woodland areas and a spring fed pond and stream tributary of the River Brue.

The soil is a productive loam and clay known as Bridport Sands in the upper Lias group and is classified Grade 3 on the ALC map. Ranging from 55m to 115m above sea level the land boasts some spectacular views over Somerset countryside as far as Glastonbury Tor and King Alfreds Tower at Stourhead.

The Cider Orchards

Bottom Barn Farm has operated for 14 years as a profitable cider apple growing business. Approximately 29 acres are planted to mature orchards containing 12 traditional cider varieties including Yarlington Tremlett Bitter, Stembridge Cluster, Dabinett, Michelin, Somerset Redstreak, Chisel Jersey, Browns and Lambrook Pippins. In recent years annual





purchase contracts have been agreed with local cider makers including Thatchers and Brothers. Further information is available to serious buyers once they have viewed.

Services

Electric - Mains electricity and 4kW + 4kW solar panels plus inverter providing a FiT.

Water - Mains water to the house, cottage, buildings and land on the same side of the road.

Heating - Farmhouse – Vaillant Ecotec + 30kW calor gas boiler with underground tank serving underfloor heating on both floors. 12kW woodburner.

Cottage – ground source heat pump and electric immersion heater serving underfloor heating on ground floor. 8kW woodburner.

Drainage – A private 12-person treatment plant serves both dwellings.

Internet – BT phone line and Wessex Internet full fibre.

Local Authority

South Somerset Council.

Council Tax Bands: House - G, Cottage - D.

The farm is not assessed for Business Rates.

Designations

Two public footpaths cross the western most fields, see sale plan.

The property is not in a Landscape Area (AONB) or SSSI. It is in a groundwater Nitrate Vulnerable Zone.

Planning

The Cottage is subject to an agricultural occupancy condition.



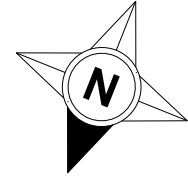
Bottom Barn Farm, Hadspen, Castle Cary

Approximate Area = 4315 sq ft / 400.8 sq m

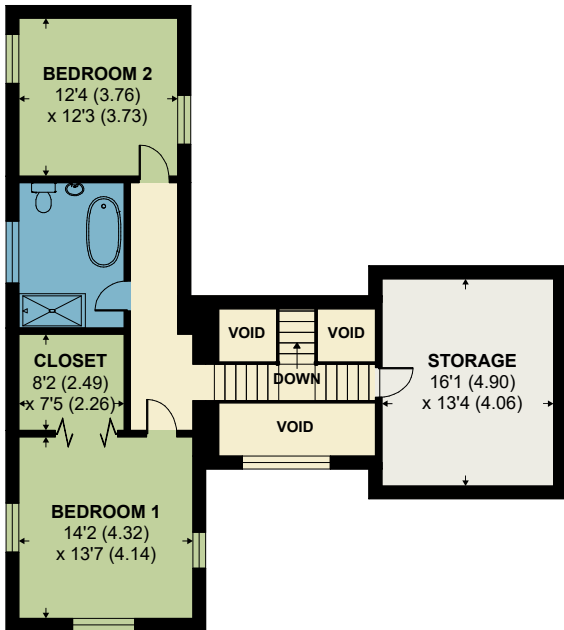
Cottage = 1050 sq ft / 97.5 sq m

Total = 5365 sq ft / 498.4 sq m

For identification only - Not to scale



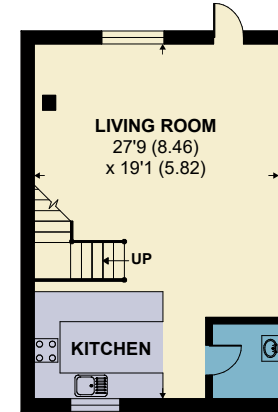
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



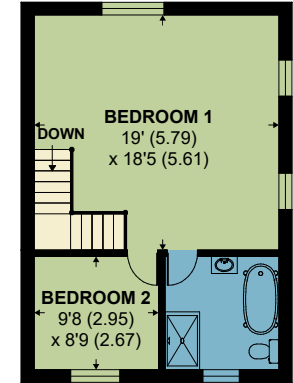
FIRST FLOOR 1



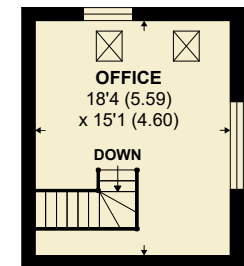
GROUND FLOOR



COTTAGE GROUND FLOOR



COTTAGE FIRST FLOOR



FIRST FLOOR 2



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Symonds & Sampson. REF: 1111280



Agricultural Schemes

Part of the farm is in a Mid-Tier Countryside Stewardship agreement. The buyer will take this over.

Fixtures and Fittings

All freestanding equipment other than equipment not specifically mentioned in the details are excluded. The cider harvesting machinery and equipment is available by separate negotiation. The right is reserved to hold an on-farm auction of machinery and equipment post completion.

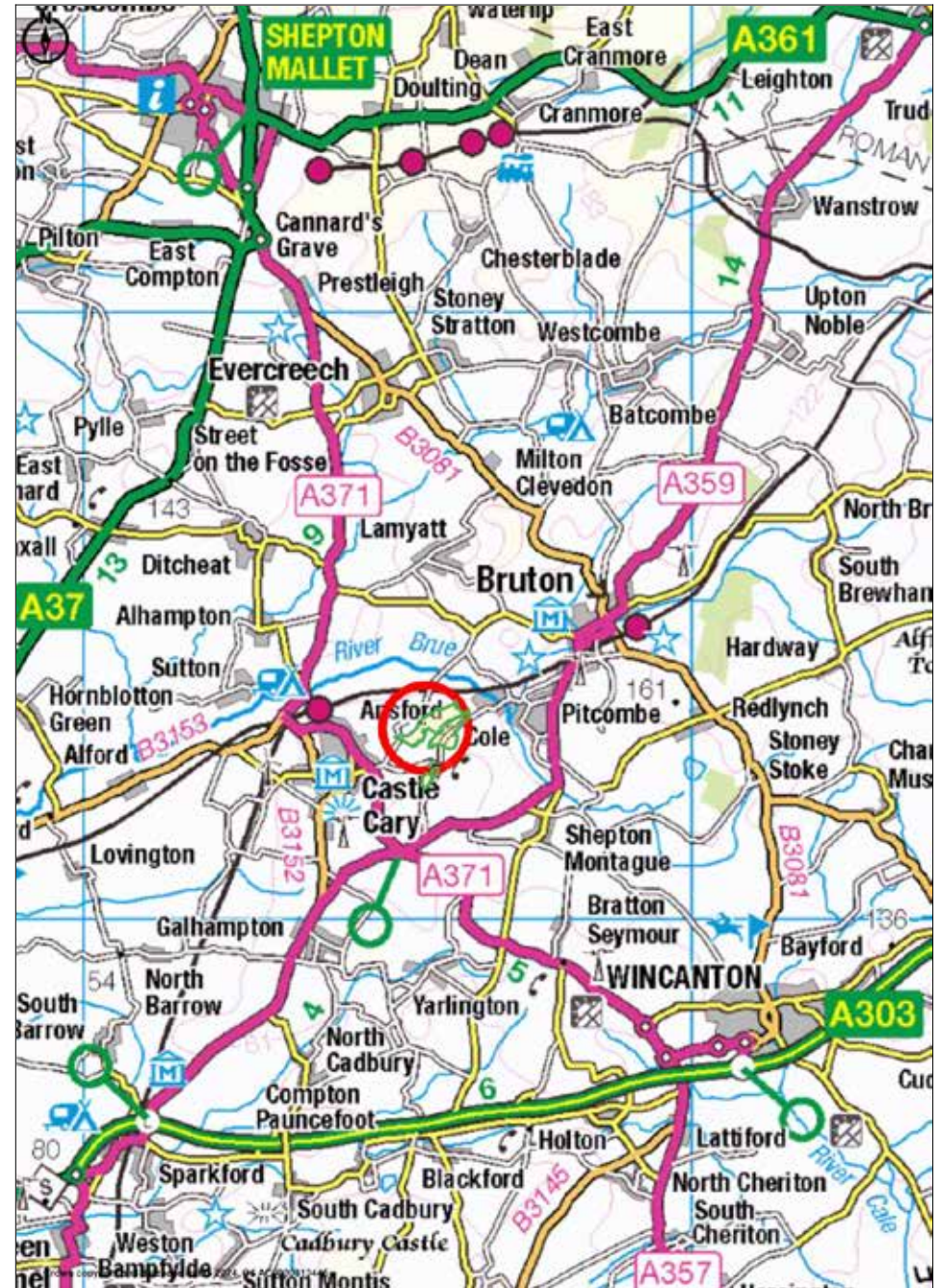
Directions

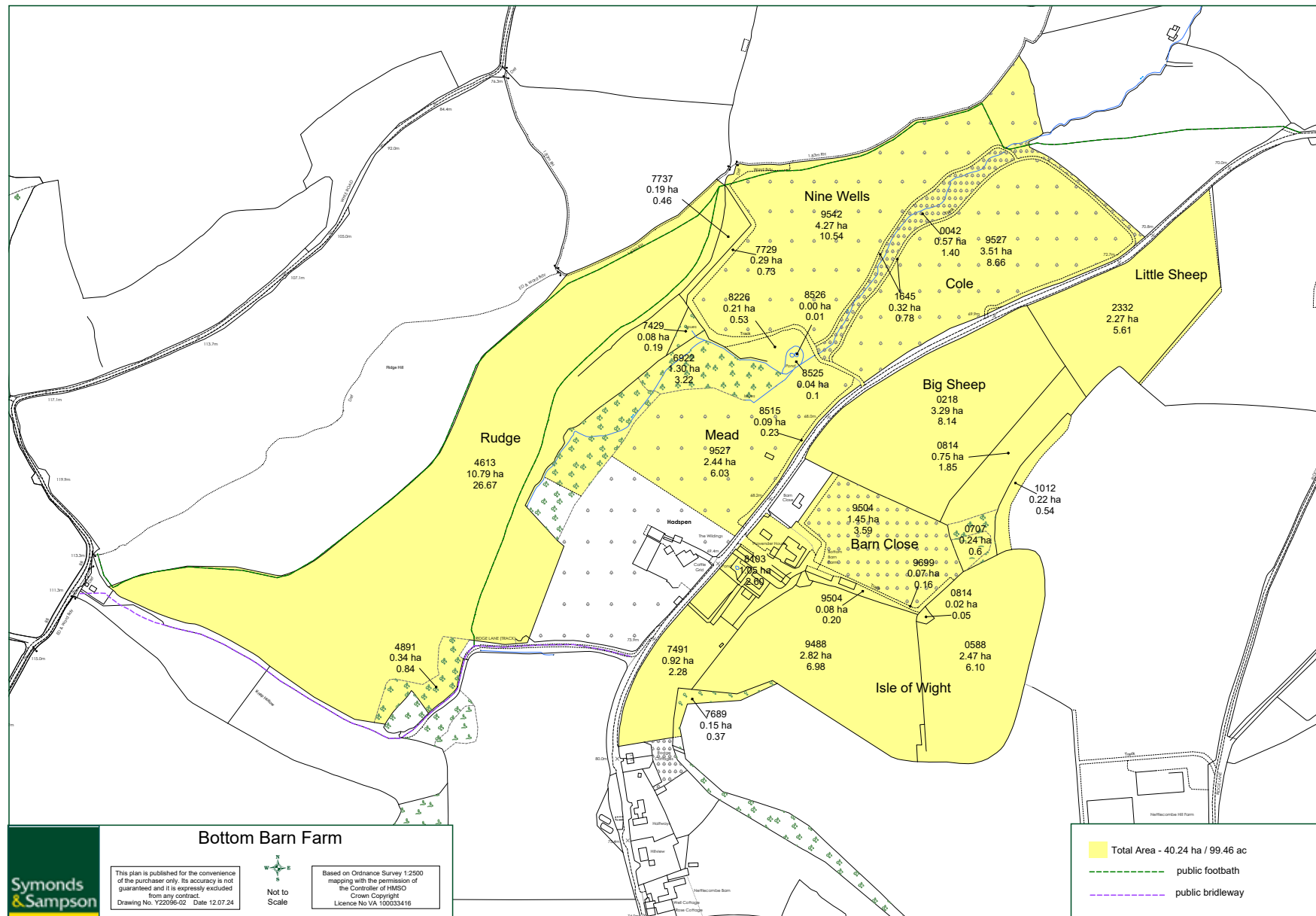
Off the country lane between Hadspen and Cole, Bruton.

What3words ///hoped.sprayed.dating

Viewing

Strictly by appointment with the sole agents Symonds & Sampson LLP. Contact Andrew Tuffin or Will Cairns on 01258 472244 or Gabriella Placidi on 01722 334323.





Important Notice

Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds & Sampson LLP have not tested any services, equipment or facilities.
3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard.
4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages





Sole Agents:

01258 472244

Symonds & Sampson LLP

Agriculture House, Market Place

Sturminster Newton

Dorset DT10 1 DU

Contact Andrew Tuffin

atuffin@symondsandsampson.co.uk

symondsandsampson.co.uk



**Symonds
& Sampson**