

Lower Farm House, North Cheriton, Somerset



A fine, period farmhouse and outbuildings with exceptional views over the Blackmore Vale, equestrian facilities and 14.05 acres

Summary of accommodation

Ground Floor Hall | Drawing room | Study | Dining room | Conservatory
Kitchen breakfast room | Laundry/boot room | Pantry | Cloakroom | Cellar

First Floor Principal bedroom with ensuite bathroom & shower
2 further double bedrooms | Dressing room | Bathroom
Double bedroom with ensuite shower room

Second Floor 2 Further bedrooms | Shower room

Parking | 2 Single garages (one with hobby room above)
Stable yard with 7 loose boxes | 3 bay cart store | Tack room | Log store
Field shelter | All-weather manège | 3 paddocks | Woodland

Distances

Wincanton/A303 2.3 miles, Templecombe train station 2.5 miles (Waterloo 2.25 hours), Charlton Horethorne 2.7 miles, Sherborne 7.2 miles, Castle Cary train station 7.8 miles (Paddington 1.5 hours), Yeovil 13 miles, Bristol Airport 35 miles (Distances and times approximate).



6/7



4



5



14.05
acres





Situation & Amenities

The property is situated in a lovely setting off a lane leading through the pretty village of North Cheriton which is set amidst rolling farmland approximately midway between the slightly larger village of Charlton Horethorne and the town of Wincanton. The village is small with a population of about 200 and has a church and village hall. For local needs there is a community run post office/shop in Charlton Horethorne as well as an excellent pub, whilst the nearby towns of Wincanton and Sherborne offer a good range of shops and businesses. There is a wide choice of schooling locally, both from the state and independent sectors including The Gryphon School in Sherborne (state secondary) as well as several excellent independent schools including the Sherborne schools, Leweston, Hazlegrove and the Bruton schools. The property is also well-positioned for travel links. There are rail services from Templecombe to Waterloo (2.25 hours) and from Castle Cary to Paddington (90 minutes), whilst the A303 is within easy reach as are the airports at Bristol, Bournemouth and Exeter.

Lower Farm House

Probably dating from the late Georgian period, Lower Farm House is a fine, stone-built farmhouse with a clay-tiled roof, two storeys, cellar and suite of attic rooms. The house is unlisted and has an elevated position on the edge of the village and faces south-east with lovely views over the unspoilt countryside of the Blackmore Vale. As was typical of the period the house has well-proportioned rooms with ample ceiling heights and tall windows which combine to provide a wonderful feeling of light and space. It has also retained many original architectural features including vaulted ceilings with exposed roof timbers in the kitchen and attic bedrooms, beams, fireplaces, dado level panelling in the dining room and other period joinery. Immediately adjacent to the house and linked at first floor level is a single garage with hobby room above that would, subject to obtaining the necessary consents, make an ideal, self-contained annexe.

The house has a linear layout with a central through hall with a cellar beneath, front porch to the drive and a rear porch leading to the terrace and garden. On either side of the hall are the two principal reception rooms which both have uninterrupted views of the surrounding countryside. Beyond the drawing room is a study with fitted bookshelves and a door to the garden. Adjacent to the dining room is the kitchen which is fitted with a range of timber units including a central island and 4-oven, oil-fired AGA. Immediately off the kitchen are the conservatory, breakfast room and the laundry/boot room leading to the pantry and cloakroom.

On the first floor off a part-galleried landing are the principal bedroom suite, further double bedroom, single bedroom/dressing room and the family bathroom. In the roof space are two double bedrooms and a shower room. Above the kitchen and accessed by a separate staircase is a further en suite double bedroom with a door through to the hobby room.

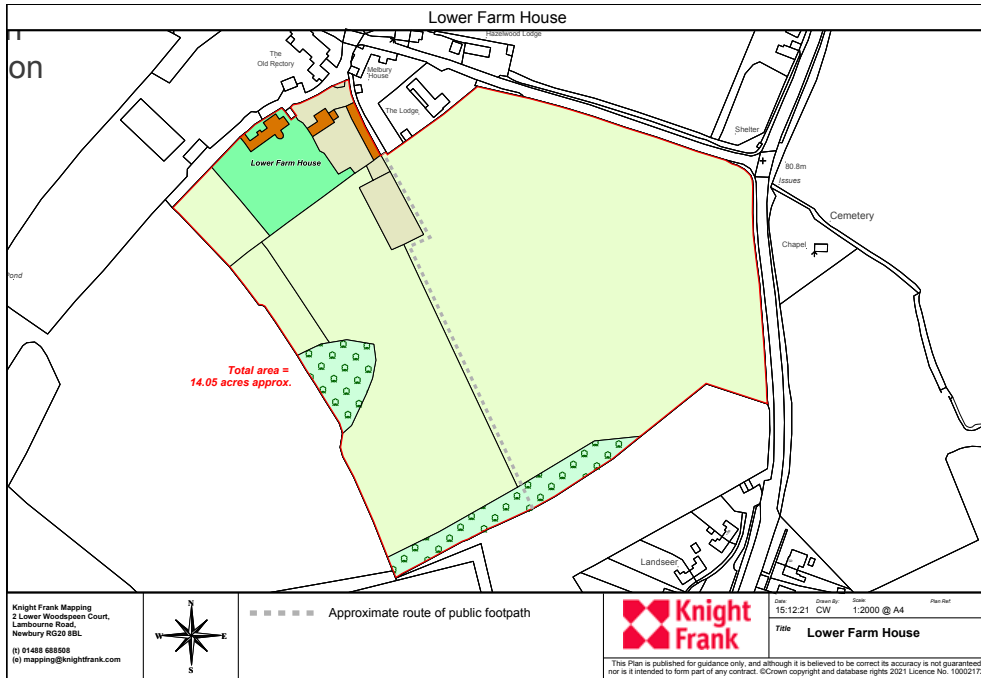




Outbuildings, Garden & Grounds

Lower Farm House is approached off the lane through the village via a shared drive. The house is set well back from the shared drive off which there are two pedestrian access points, access to one of the property's two single garages and entry onto the extensive gravelled parking area below the house. Beside it is a further single garage and a timber five-bar gate opening to the stable yard. This comprises two ranges of period outbuildings (6,400ft²/600m²) set at right angles around a concrete yard. Together the two ranges incorporate seven looseboxes, three-bay cart store, tack room, log store and field shelter opening onto a further concrete apron. Beside the apron is a fenced, all-weather manège. Above the stable yard and extending out from the terrace on the south-eastern side of the house is the garden which consists of a gently sloping lawn fringed in parts on three sides by borders planted with shrubs, roses and herbaceous perennials. On the opposite side of the garden from the house is a thin line of mature trees with views across the property's three paddocks which are all fenced with post and rail fencing and have mains-fed water troughs. In all about 14.05 acres (5.68 hectares).





Property Information

Tenure Freehold

Services Mains water, electricity and drainage. Oil-fired central heating & AGA. Photovoltaic panels.

Local Authority & Council Tax Band South Somerset District Council (www.southsomerset.gov.uk). Tax Band: G.

Directions (Postcode BA8 0AL)

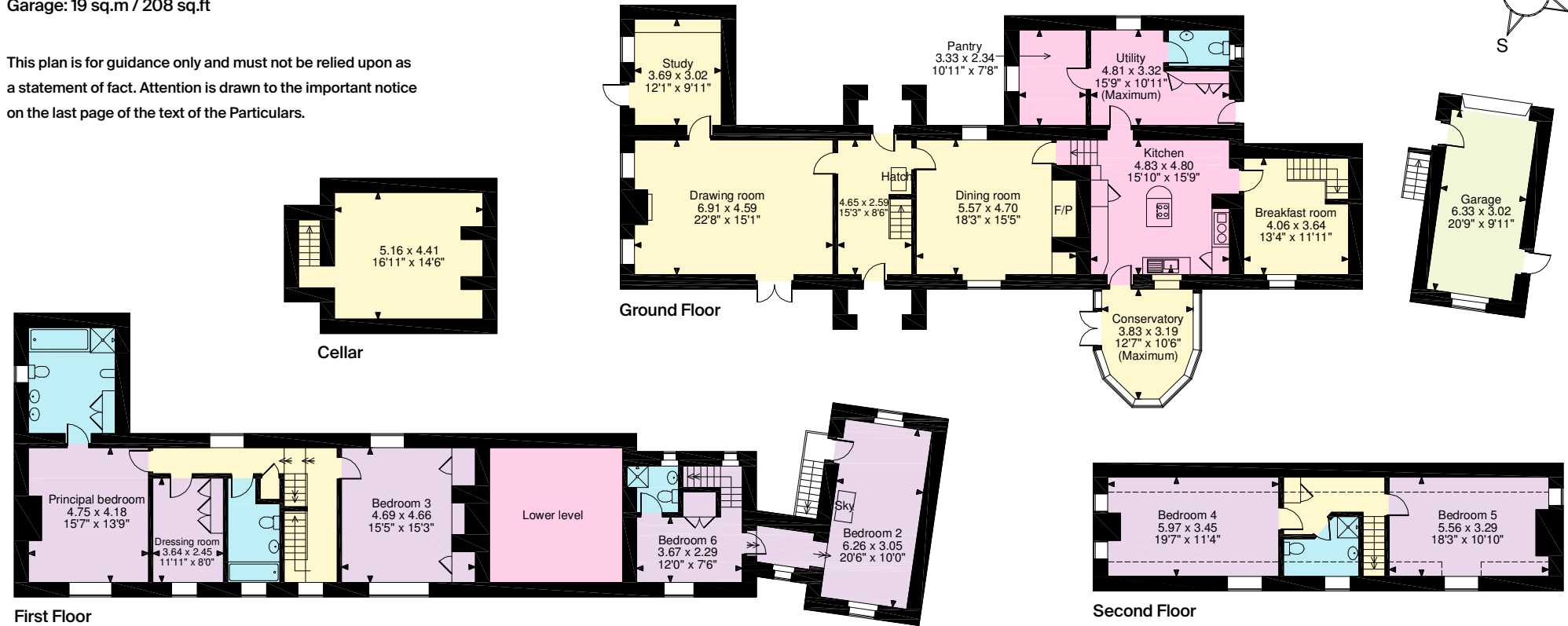
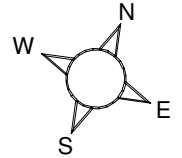
Travelling north on the B3145 from Sherborne passing through the village of Charlton Horethorne. Continue for about 2.5 miles and then turn right signed to North Cheriton. Continue down the lane to the village. About 350 yards after passing the war memorial turn right off Hardings Lane, just past The Old Rectory and just before a painted cottage, Melbury House. The entrance to the driveway to the property will be found on the left after about 25 yards.

Approximate Gross Internal Floor Area

Main House: 353 sq.m / 3,794 sq.ft

Garage: 19 sq.m / 208 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



--- Denotes restricted head height

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