A beautifully restored Georgian farmhouse with outbuildings and land set in an idyllic, tranquil valley.
Situation & Amenities

Pondhayes Farm is situated just outside the small village of Dinnington, which has a church and pub, The Dinnington Docks, both within a reasonable walking distance. The neighbouring village of Hinton St. George (1.5 miles) has a First school, village hall and shop/post office and there is a local farm shop, The Trading Post, selling organic and local produce just 2.5 miles away. The market town of Crewkerne is only 4.5 miles away and has a range of shops and services including a Waitrose supermarket, a weekly country market, a monthly farmer’s market and a rail service to Waterloo taking about 2.5 hours. The regional centre of Yeovil is 12.1 miles away. There is a wide choice of schools locally, both in the independent and state sectors, including Perrott Hill School, which comprises a Montessori nursery, pre-prep and prep school and is only about 6.8 miles away. Other independent local schools include the Sherborne Schools, Hazlegrove, Bryanston and King’s College Taunton. The airports at Exeter (33.1 miles) and Bristol (46.2 miles) with both offering UK and international connections.

Hinton St. George 1.5 miles, Crewkerne 4.5 miles (Waterloo 2.5 hours), Yeovil 12.1 miles, Taunton/J25 M5 13.2 miles, Exeter Airport 33.1 miles
(Distances and time approximate)
Pondhayes Farm

Built in 1740, Pondhayes Farm is a beautifully restored, Grade II listed former farmhouse, built of local Ham stone with mullion windows under a thatched roof. The property was virtually derelict when it was bought by the present owners 24 years ago, who then undertook a comprehensive restoration of both the main house and its outbuildings. Subsequently there has been a programme of ongoing improvements, which most recently has included re-thatching by a local master thatcher. Today the property is a charming and beautifully presented L-shaped family home that nestles into the upper slope of a “hidden” and beautiful valley that it shares with just one other property. Its position provides almost total tranquillity together with lovely views from nearly every room in the house and it has retained many of its original architectural features, including fireplaces, roof timbers, window seats and extensive flagstone flooring throughout much of the ground floor. There are four principal, inter-connected reception rooms that are cleverly linked to the other wing of the house by the breakfast/sun room, which has French windows opening onto a sheltered, paved terrace. The kitchen is fitted with bespoke painted timber units including a central island under granite work surfaces, with a gas-fired hob and fitted electric appliances. The room also has a vaulted ceiling and tall windows, which look out onto the garden. Beyond the kitchen is a guest suite, which comprises a double bedroom, en-suite bathroom and mezzanine sleeping gallery above. The principal bedrooms are on the first floor of the main wing of the house. All of the bedrooms have vaulted ceilings with a light and airy feeling. The central master bedroom has an en-suite bathroom with a separate WC and a large walk-in wardrobe. There are two further double bedrooms, one with an en-suite bathroom and the other with an en-suite shower room.
Outbuildings, Garden & Grounds

Across a concrete yard adjacent to the house is an L-shaped range of timber outbuildings that provide a 4-bay car port, workshop, log store and machinery store. Adjacent is a modern stable block comprising two loose boxes and a tack room. Next to the yard is a party barn/games room that has, in the past, been used as an office and is fitted out appropriately for several workstations. The barn opens out to a large sun terrace, which overlooks a large lawn and an impressive, cross-shaped Rill water feature. The principal area of formal garden is at the front of the house and comprises richly planted herbaceous and shrub borders that provide colour throughout the growing season. A woodland path leads on up a gentle slope to the “secret garden” and behind the house is a broad, deep paved terrace that is sheltered by fruit trees and a rising, pastured slope, at the top of which is a seating area with lovely views out across the valley. Beyond the house and garden are a number of fields providing permanent pasture and running along the valley floor is an attractive stream, with lightly wooded banks. In all about 14.28 acres (5.77 hectares).
Services

Tenure
Freehold

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

Directions (Postcode TA17 8SU)
In Dinnington, turn onto Church Hill off Brimclose Road. Travel up the hill, passing the church on the left. About 100 yards beyond the church, as the road turns to the right, turn left over the cattle grid onto the driveway. The property will be found on the right after about 120 yards. If you reach the red brick buildings at the end of the drive, you have gone too far.