

Bowers Farm Babcary, Somerset **TAIL**





An attractive Georgian farmhouse, barn and outbuildings with 17 acres and unspoilt countryside views.



Situation

Bowers Farm is situated amidst unspoilt, open countryside just outside the small village of Babcary (0.8 mile), which is a vibrant community with a parish church, village hall and pub. The neighbouring, adjacent villages of Charlton Adam (2.2 miles) and Charlton Mackrell (2.8 miles) between them have a village shop/post office and a primary school. The small town of Somerton (7.9 miles) is nearby for most day-to-day requirements offering a selection of local shops and businesses including medical, dental and veterinary surgeries (see www.charltons-mackrell-adam.org.uk and www.somerton.co.uk). For wider requirements Sherborne (9.7 miles), Yeovil (10.9 miles) and the county town of Taunton (30 miles) are all easily accessible. The property also has convenient transport links. The A37 and A303 are both close by and there are direct rail services from Castle Cary (7.9 miles) to Paddington (90 minutes) and from Sherborne to Waterloo (2.25 hours). The local area is also blessed with a wide choice of schools from both the state and independent sectors including Hazelgrove (2.4 miles), Millfield and the schools in Bruton and Sherborne, which are all within a 9-mile radius.

Babcarey 0.8 mile, A37 1.3 miles, A303 2.1 miles, Charlton Adam 2.2 miles, Charlton Mackrell 2.8 miles, Somerton 7.9 miles, Castle Cary station 7.9 miles (Paddington 90 minutes), Sherborne station 9.7 miles (Waterloo 2.25 hours), Yeovil 10.9 miles, Bristol Airport 33.5 miles. (Distances and times approximate)





Bowers Farm

Dating from about 1750 and built from Blue Lias stone under a Roman clay tile roof, Bowers Farm and its adjacent range of outbuildings are both fine, Grade II listed examples of buildings of the type and period. The house has been the much-loved home of the current owners for the past 35 years and has been updated to a high standard. As part of the renovation the accommodation within the farmhouse has been arranged in a two-third one third split allowing for an entirely self-contained annexe to be created if required. As is common in Georgian properties, all the bedrooms and reception rooms are of a good size with excellent ceiling height and many original architectural features remain, including flagstone flooring, exposed beams and inglenook fireplaces in the dining room and kitchen. Given its lovely position most of the rooms have lovely, uninterrupted views over the garden and/or the surrounding countryside. There are four reception rooms, all with windows on two or three sides giving a wonderful feeling of light and space with plenty of natural light. The centrally positioned kitchen/breakfast room has a walk-in larder and is fitted with light-coloured units under granite work surfaces together with a range of electric appliances and a 2-oven AGA inset in the inglenook fireplace. On one side a window looks through the timber, lean-to style conservatory to the terrace and back garden with countryside beyond.

On the first floor are a total of five double bedrooms, with potentially three in the main part of the house and two in the annexe. The principal bedroom is positioned directly above the kitchen and has a recently fitted en suite bathroom with separate shower. The other two bedrooms in the main part of the house share a bathroom, with the two bedrooms in the other wing also sharing a bathroom. One of these bedrooms also has an en suite dressing room, which currently serves as a home office.





Outbuildings, Garden & Grounds

Bowers Farm is approached down a 200-yard tarmac drive lined with Acer and Cherry trees to a parking area. To one side is an L-shaped range of outbuildings fronting onto a concrete yard and comprising a barn with integral cart shelter and a modified byre-type range providing a 7-bay carport and two loose boxes. The barn has planning consent (now lapsed) for conversion to ancillary accommodation. The formal garden extends around three sides of the house. Between the two wings of the house is a stone paved path to the front door flanked by clipped box. Beyond it is a level lawn with well-stocked herbaceous borders and several mature specimen trees including a mature Aspen Poplar. Beside the parking area is a lily pond fringed with bullrushes and Weeping Willow. Behind the house are a paved terrace, raised well, lawn and further borders. Beyond it is a hard tennis court (requiring refurbishment). The land is divided into four level enclosures comprising an Apple and Pear orchard, two paddocks containing scattered Apple, Walnut, Mulberry and Sweet Chestnut trees and a principal paddock. All paddocks have mains water to troughs and are suitable for stock. In all about 17.15 acres (6.94 hectares).

Tenure

Freehold

Services

Mains water & electricity. Private drainage. Oil-fired central heating & AGA. Partial ground floor underfloor heating. Photovoltaic panels.

Local Authority & Council Tax Band

South Somerset District Council
(www.southsomerset.gov.uk)

Tax Band F

Directions (Postcode TAIL 7EE)

From the small crossroads on the A303 about 1.2 miles west of the Podimore Roundabout, turn off the A303 and head north on Steart Hill and then along Steart Lane for 2 miles. The entrance to the driveway will be found on the right. Proceed over the cattle grid and the property will be found after about 200 yards at the end of the drive.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

**Approximate Gross Internal Floor Area
419 sq m / 4,510 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.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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