

The Granary, Blackford, Somerset



A contemporary, energy efficient country house recently built on the edge of a small, pretty Somerset village.

Summary of accommodation

Reception hall | Kitchen/breakfast room with walk-in pantry & living room
Sitting/TV room | Gym (potential fifth double bedroom)
Study (potential ensuite shower room)
Two double bedrooms with ensuite shower rooms | Utility room | Cloakroom
Principal bedroom with integral dressing room, ensuite shower room & Juliet balcony | Guest bedroom ensuite to dual access bath & shower room

Garden and grounds - Garage block incorporating double garage & workshop/
garden store | Parking | Garden

In all approximately 0.99 acres

Distances

A303 0.5 mile, Charlton Horethorne 1.8 miles, Wincanton 4.5 miles, Templecombe station 5.5 miles (Waterloo 2 hours 10 minutes), Castle Cary Station 5 miles (Paddington 90 minutes), Sherborne 6.5 miles, Bruton 7.5 miles, Yeovil 12 miles, Bristol Airport 35 miles.
(Distances and time approximate).



4/5



4/5



4/2



0.99
acre

EPC
A+



Location

The Granary is situated a short distance outside the small, rural village of Blackford, which has a pretty, little parish church and is surrounded by beautiful, rolling countryside on the border between Dorset and Somerset. The neighbouring village of Charlton Horethorne has a popular primary school and community-run village shop and the property lies between the towns of Sherborne and Wincanton, which between them can meet most day to day requirements. This includes a Waitrose in Sherborne and a wide choice of local business plus GP, dental and veterinary surgeries. Local transport links are good too and easily accessible including the A303 and A30 and a choice of direct rail services to Paddington and Waterloo from Castle Cary and Sherborne respectively. The local area is also blessed with a wide choice of popular schools from both the state and independent sectors. The Gryphon School in Sherborne is very popular for secondary education and independent schools include Hazelgrove (only 4 miles), King's Bruton, the Sherborne Schools, Leweston, All Hallows, Port Regis and Millfield, all of which are within a 13 mile radius.

The Granary

Completed in July 2021 on the site of a former grain store on the Compton Castle estate, The Granary is an impressive family home designed to meet exacting ecological standards and built to an exceptionally high specification. It has a lovely setting about 150 yards from the edge of the village with views out over the surrounding countryside. The house has a slate roof and is partly timber-clad and partly clad with local, honey-coloured stone with the appearance of a converted period barn. The house is H-shaped and approximately two thirds of it is single storey making it ideal for a family members with restricted mobility and for multi-generational living. The ground floor accommodation is focussed around a superb, combined kitchen and living room with exposed oak roof timbers and floor to ceiling, sliding French windows on two sides allowing in masses of natural light and enabling the house to be opened up in fine weather. It also has a floor of polished concrete with underfloor heating, which extends throughout much of the ground floor. The kitchen has a walk-in pantry and is fitted with bespoke oak units including a good-sized central island under quartz work surfaces and has a range of built-in Miele electrical appliances. Immediately adjacent is a cosy second reception room, study and gym, which has a vaulted ceiling and wonderful views through the floor to ceiling glazed gable end. The gym and study were created from an ensuite double bedroom, which could easily be restored to its former state if desired. The house has four good-sized double bedrooms, all with ensuite facilities. Two bedrooms, both with ensuite shower rooms, are on the ground floor, whilst the principal and guest bedroom are on the first floor. The guest bedroom is ensuite to a dual-access bath and shower room, whilst the principal bedroom incorporates an integral dressing room and large, ensuite shower room along with fantastic, far-reaching views.

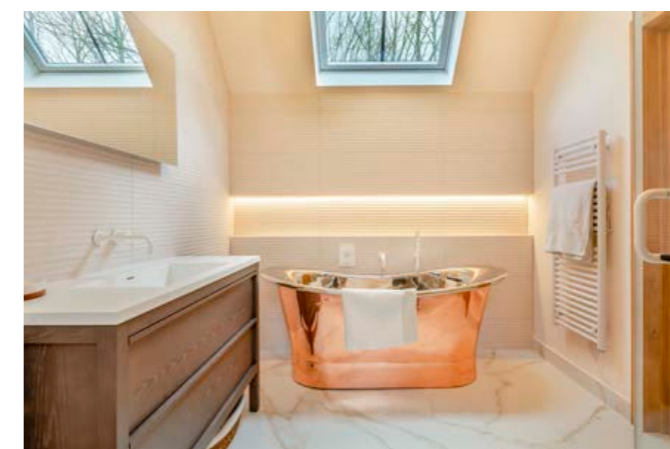
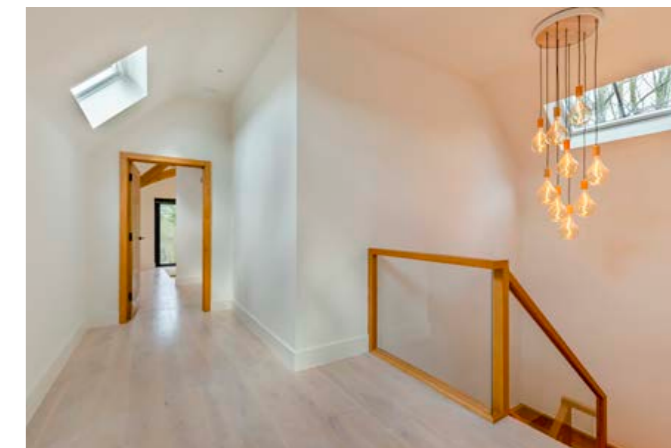


Garden and Grounds

The Granary is approached off a quiet country lane down a 40-yard long tarmac drive to a Y-shaped tarmac parking area, that has ample room for several cars. On one side is a timber-clad garage block incorporating a double garage with a separate workshop/garden store. The garage block has a tall, pitched roof and would easily provide sufficient space for further accommodation in the roof space if desired, subject to obtaining the necessary consents.

The garden is level and is bound by a mix of mature field hedging, close boarded fencing and post and rail fencing and extends to just under an acre. It is currently designed to be easily maintained and is currently lawned, which therefore presents a blank canvas for someone wanting to create their own, more intricate garden.

The garden is overlooked by a paved terrace leading to the front door and a further terrace behind the house that faces north-west and extends the full width of the living room providing a wonderful open-air dining and entertainment space.



Property Information

Tenure: Freehold.

Services: Mains water & electricity. Private drainage. Underfloor heating throughout via air-source heat pump. Photovoltaic panels. Battery storage. Ultrafast fibre optic broadband (FFTP). Control4 Smart Home system enabling full automation via smart phone & iPad. Electric vehicle charging points.

Local Authority & Council Tax Band: Somerset Council (www.somerset.gov.uk). Tax Band G.

Directions (Postcode BA22 7FX)

what3words///prawn.corporate.digested

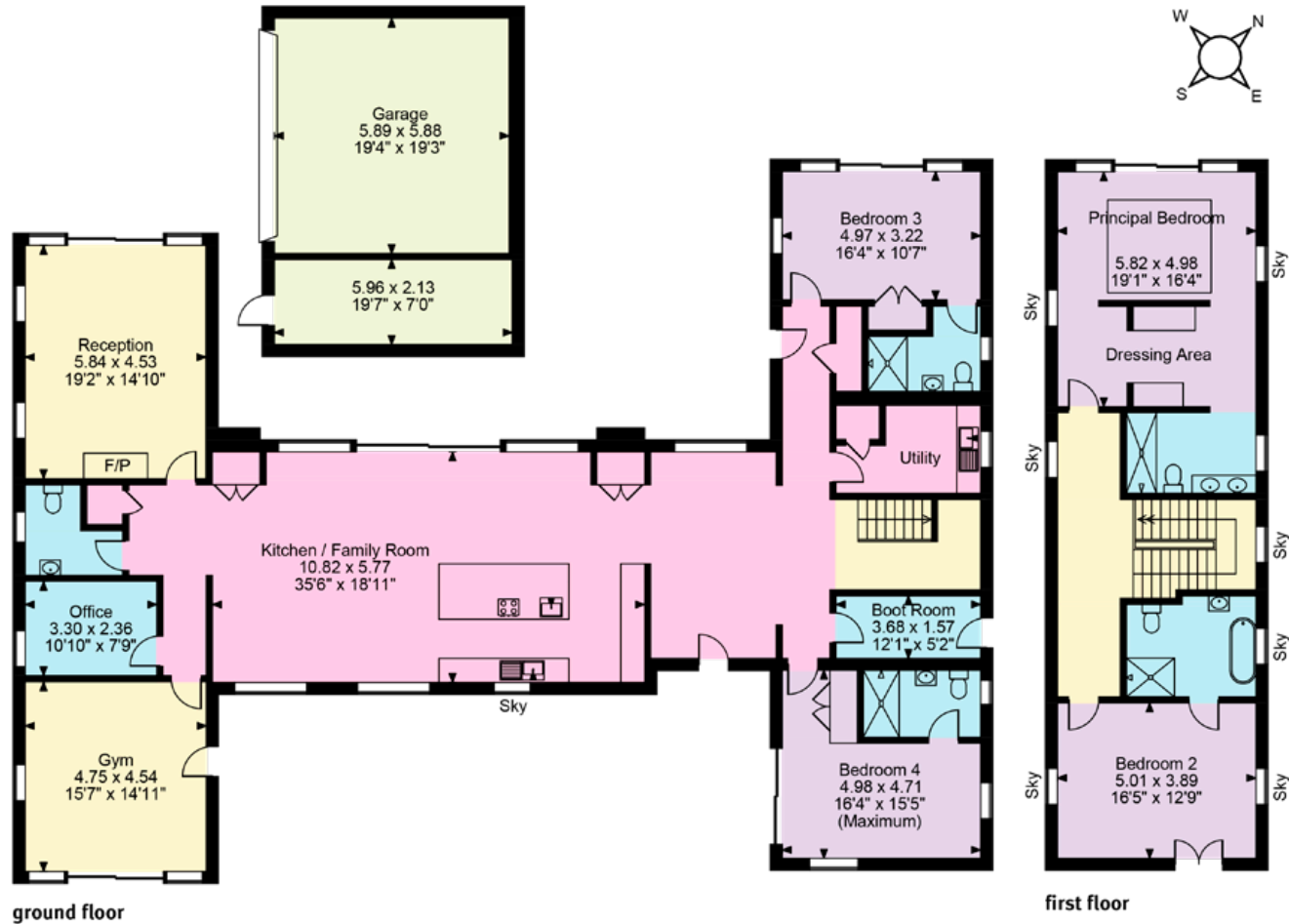
Travelling south-west on the A303, turn left 3.5 miles after the exit to Wincanton, signed to Blackford. After an immediate sharp right bend travel a further 100 yards to a crossroads. Turn left and continue to Blackford. Drive through the village passing the church on the left. The entrance to the property will be found on the left 275 yards after the church.

Approximate Gross Internal Floor Area

Main House: 321 sq.m / 3,457 sq.ft

Garage: 49 sq.m / 524 sq.ft

Total: 370 sq.m / 3,981 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.

Knight Frank

First Floor, 5 Hound Street

Sherborne

DT9 3AB

knightfrank.co.uk

I would be delighted to tell you more

Simon Barker

01935 810064

simon.barker@knightfrank.com



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value.

Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated September 2024. Photographs and videos dated August 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN.

We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.