

Grove Farm House



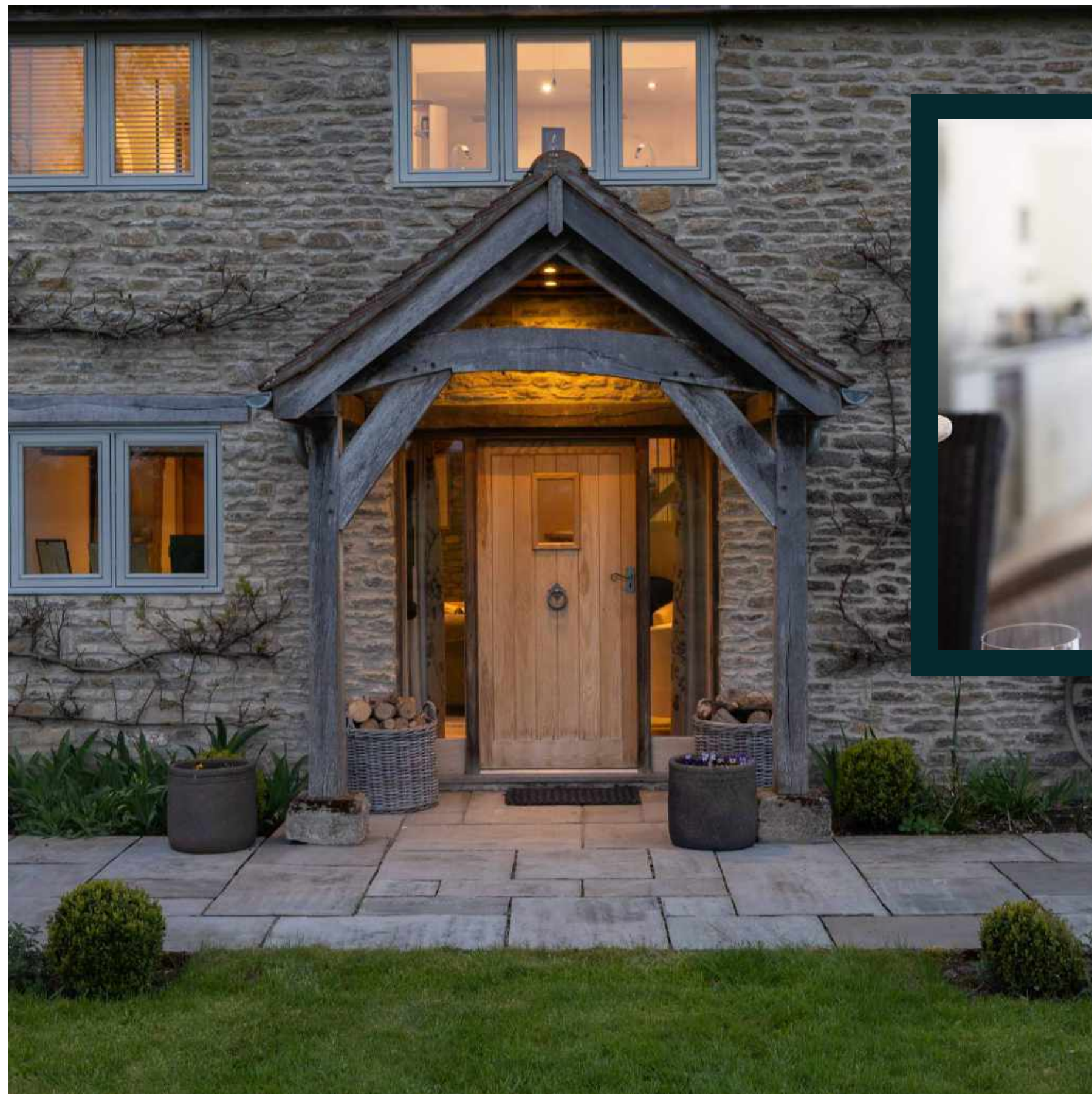
North Cheriton
Somerset, BA8 0AP

51°01'54"N , 002°25'57"W
[what3words ///exporters.anyone.slick](https://what3words.com/exporters.anyone.slick)

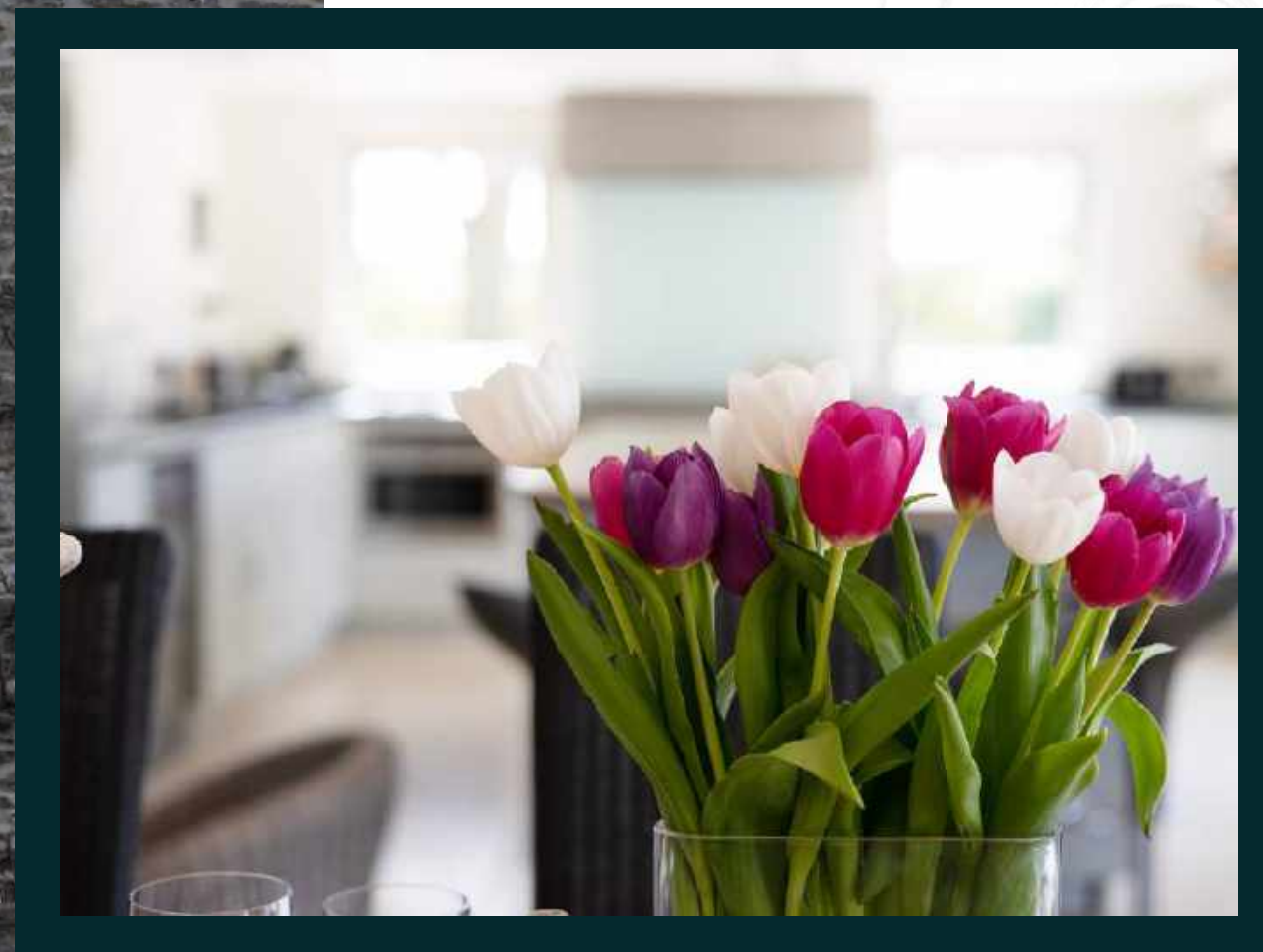


THE
COUNTRY
HOUSE
DEPT.





ABOUT THIS HOUSE



Grove Farm House is perfectly situated at the end of a no through lane in a private rural position with far reaching views. The position is exceptional and is an oasis for someone wanting to escape into their own paradise. The versatility with the land and outbuildings allows for a multitude of uses and country pursuits.

The present owners have created a family home which has been beautifully extended and restored. The attention to detail is exquisite throughout and offers versatile accommodation with an abundance of light. Views of the garden, land and beyond can be seen from every room.

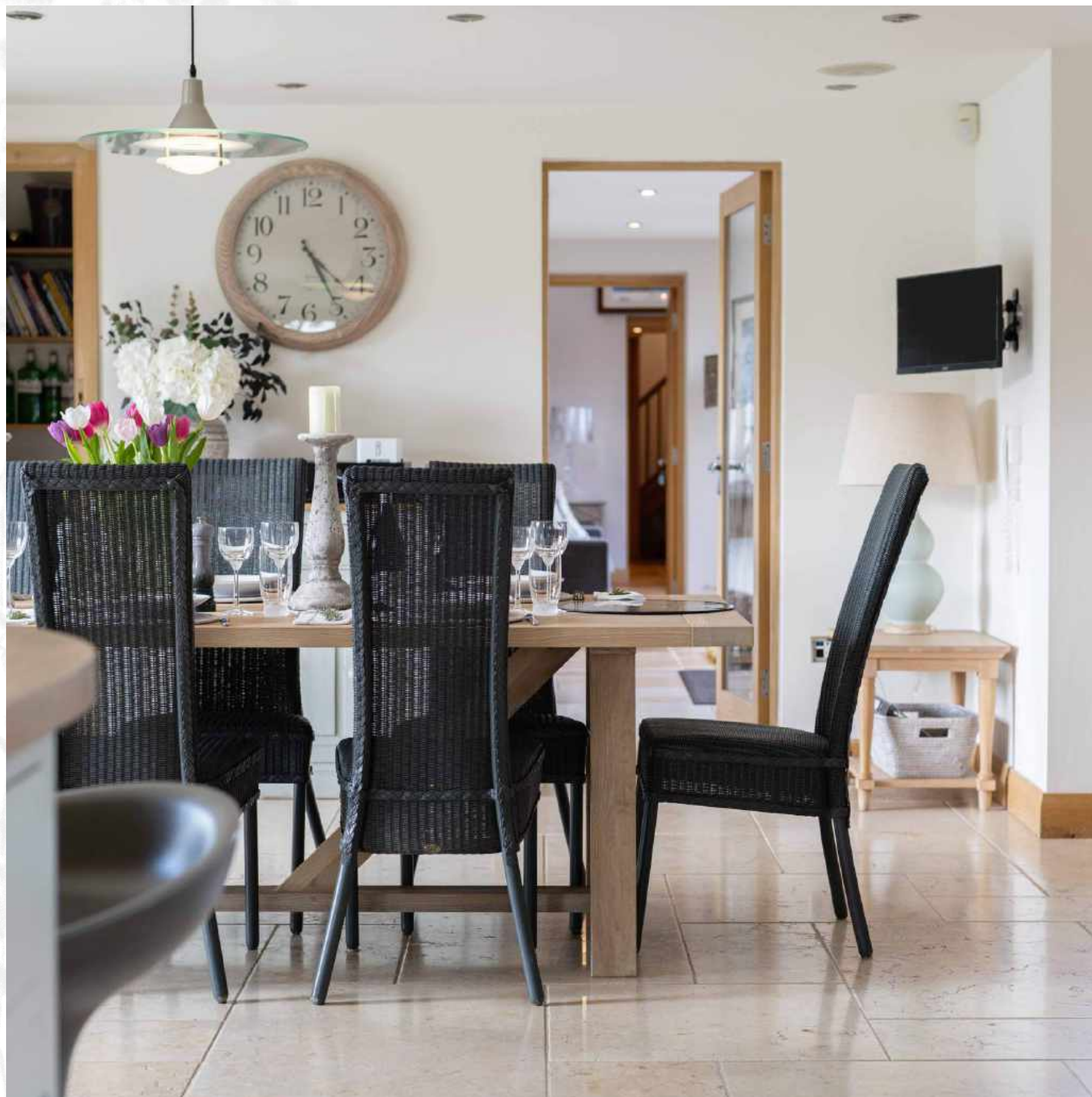


HIGHLIGHTS INCLUDE

- The current owners have designed the house, gardens and setting in immense detail creating a wonderfully versatile package.
- The accommodation flows throughout and offers a great deal of versatility and a compelling mix of light alongside the character and charm of the original house.
- The kitchen/dinning room to the rear of the house forms part of the main extension and has an abundance of light and doors that open onto a terrace, perfect for outside entertaining.
- Grove Farm House has an attractive approach via a sweeping driveway that leads to a triple garage and ample parking for numerous cars.
- The modern agricultural building, which is suitable for a variety of uses, are located away from the house with a separate access. The building has electricity, water and a secure alarm.
- Adjoining the garden is approximately 30 acres of land which adjoins the gardens. The land provides excellent amenity and grazing for livestock, horses and ponies. The fields are fenced and hedged.
- The pretty market town of Sherborne is only 8 miles south and offers a wide-ranging mix of boutiques, food, antiques, coffee shops and restaurants. Most of the shops are owned by independent proprietors where you will find something for everyone from fresh bread and cakes to specialist wines, fine quality meats and cheese.
- Integrated with first class technology throughout, Grove Farm House has the benefit of highly energy efficient ground source heat pumps.







THE FINER DETAILS



BEDROOMS

5

RECEPTION ROOMS

4

BATH/SOWER ROOMS

4

PLOT SIZE (ACRES)

36.6

OUTBUILDING

2

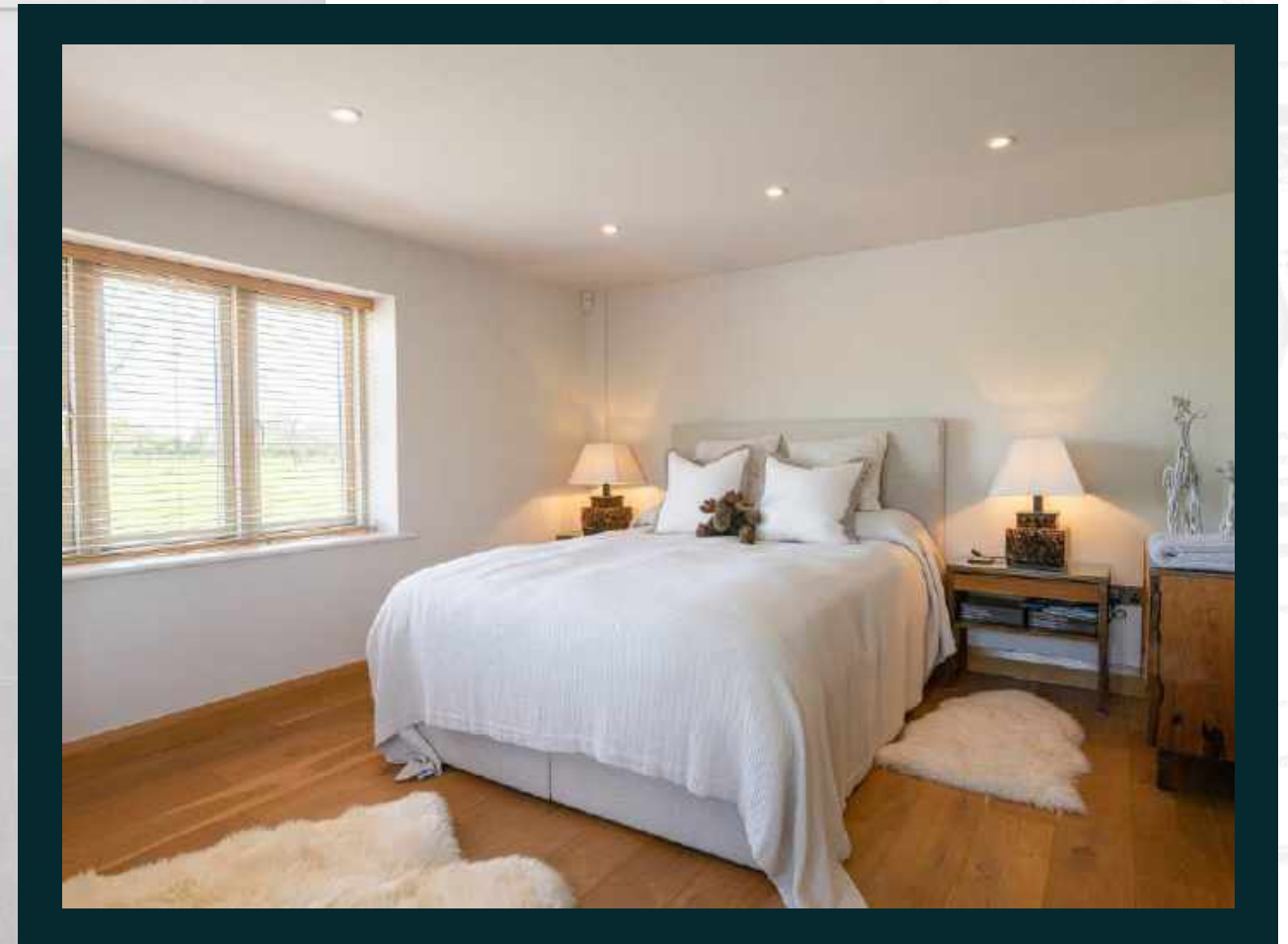
GYM

1





THE FINER DETAILS



SERVICES

Private and mains water | Mains electricity
Ground source heat pump – heating and hot water
LPG Gas boiler | Private drainage
Solar PV Providing Hot Water | Air conditioning

EPC

D

COUNCIL TAX

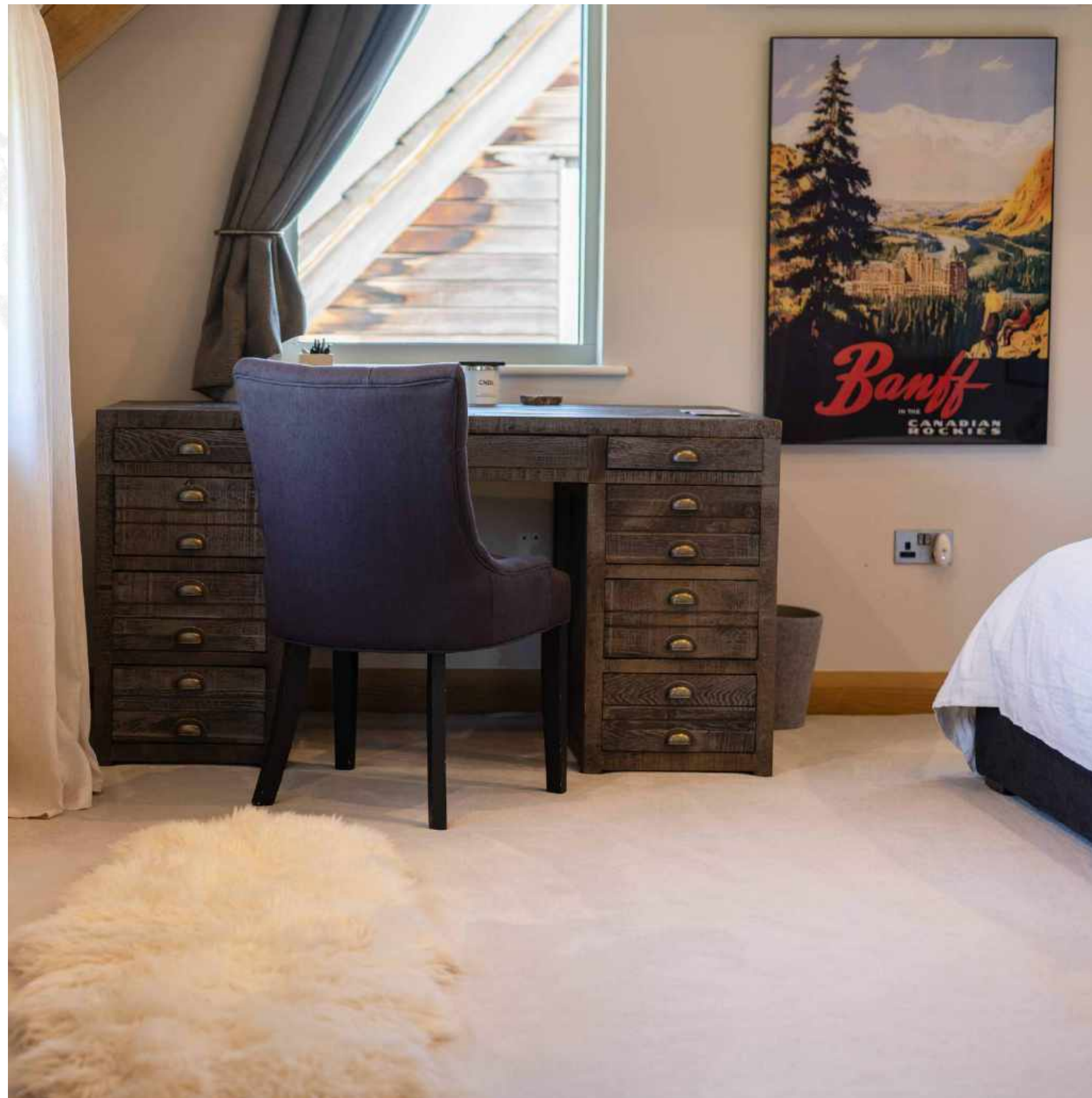
Band G

LOCAL AUTHORITY

South Somerset District Council

RIGHTS OF WAY

There is a public right of way across the land. Please ask agent for further details





ABOUT THIS AREA

Grove Farm House is situated on the edge of North Cheriton, which is nestled in the heart of south east Somerset. The property is surrounded by beautiful undulating countryside with access to a wide variety of country footpaths, bridleways and tracks. Babington House, Hauser & Wirth Gallery in Bruton and The Newt are all within easy reach.

One of South Somerset's premier credentials has to be its proximity to an excellent selection of schools, all being within easy driving distance. Right on the doorstep is the outstanding Hazelgrove Preparatory School. Additional local private schools include Sherborne, King's Bruton, Millfield, Downside, Kings College and Leweston School.

Wincanton Racecourse, which is home to some of the very best steeplechase racing in the UK, is only 4 miles away and famous for the Kingwell Hurdle and Badger Chase.

Road communications are excellent with the A303 (M3) providing good access to London and both the M4 and M5 are within easy reach. Templecombe and Castle Cary Stations provides regular rail services to London Waterloo and London Paddington.

TOWNS & TRAIN STATIONS

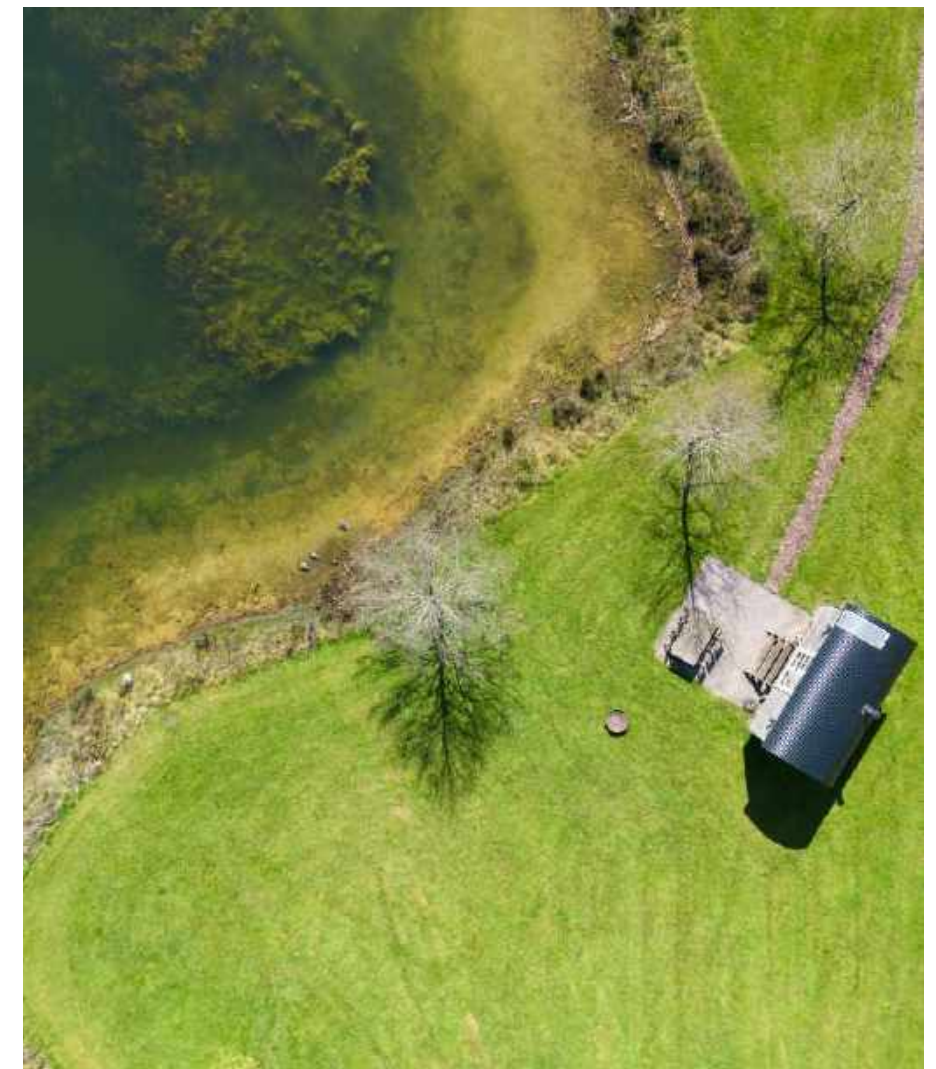
Templecombe 3 miles
Wincanton 3 miles
Castle Cary 7 miles
Bruton 7.7 miles
Sherborne 8.4 miles
Templecombe Station 3 miles
London Paddington from 90 minutes
Sherborne Station 9 miles
London Waterloo from 150 minutes

LOCAL

The Newt, Bruton
The Kings Arms, Charlton Horethorne
The Stags Head Inn, Yarlington









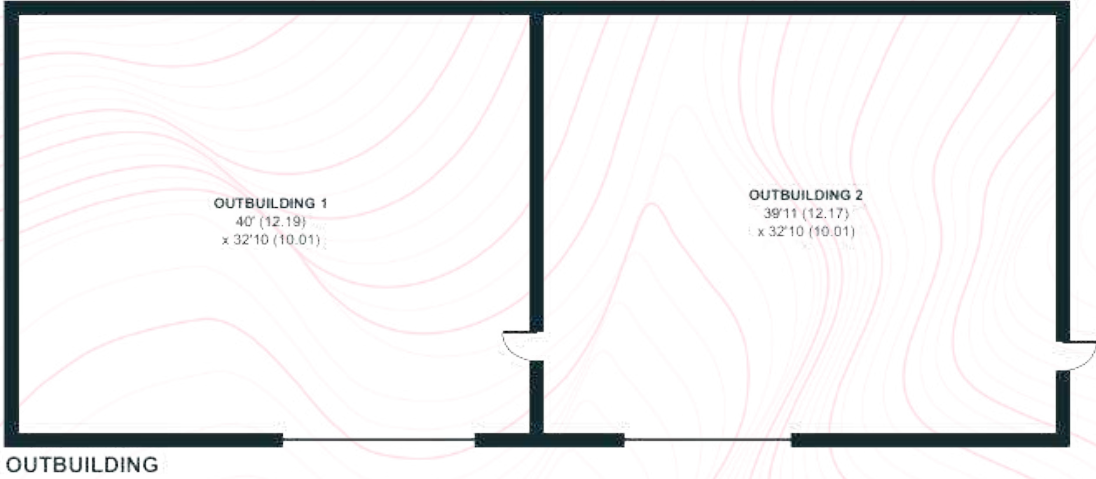
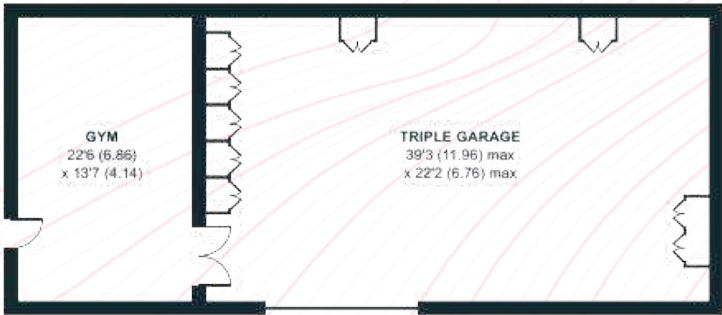
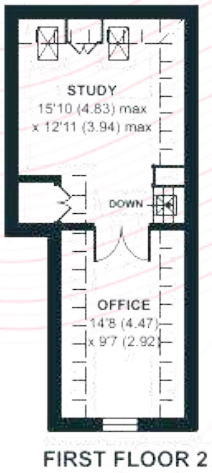
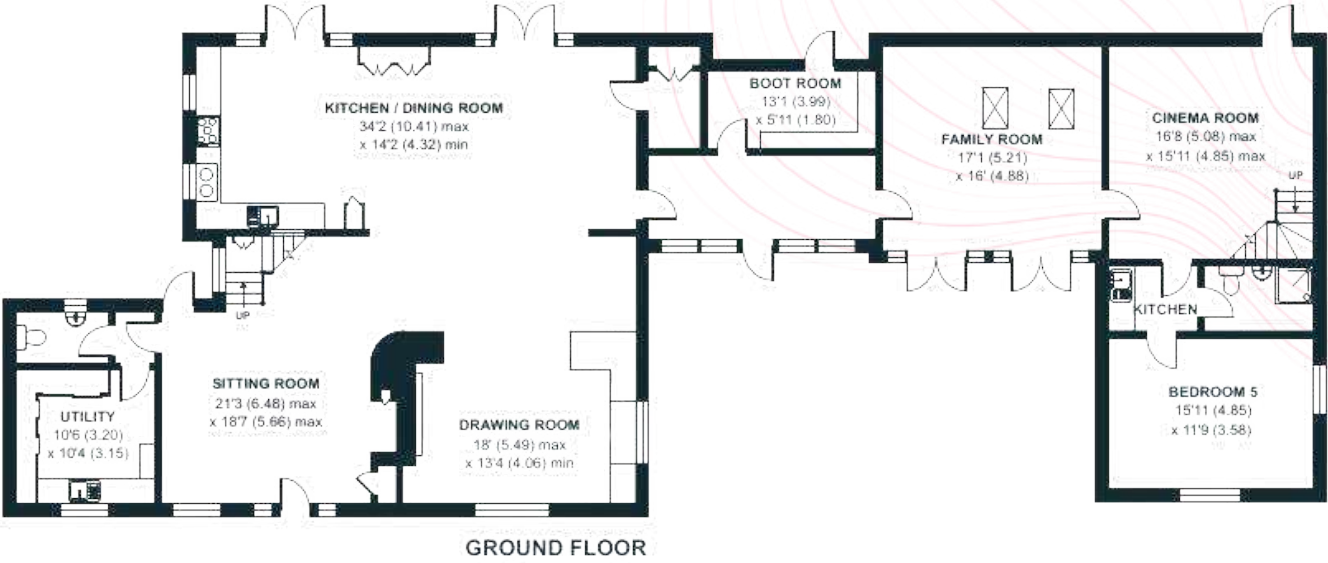
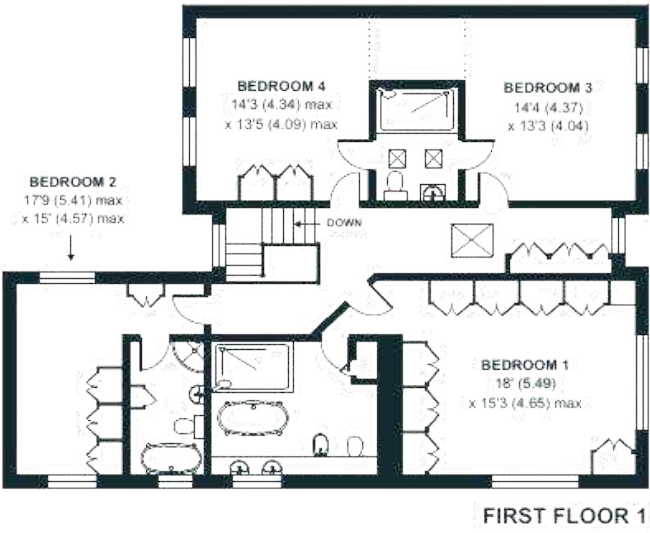








FLOORPLAN



**Total - 757.6 sq m / 8,156 sq ft | House - 387 sq m / 4,166 sq ft | Garage / Gym - 112 sq m / 1,206 sq ft
Outbuildings - 247 sq m / 2,659 sq ft | Including Limited Use Area - 11.6 sq m / 125 sq ft**

IMPORTANT NOTICE: The Country House Department gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. The Country House Department does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. The Country House Department does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. The property will be sold subject to and with the benefit of all wayleaves, covenants, easements and rights of way, whether mentioned in these particulars or not. Photographs taken April 2023. Particulars prepared in April 2023.

AREA GUIDE

Somerset

Somerset is a rural county of rolling hills, the Blackdown Hills, Mendip Hills, Quantock Hills and Exmoor National Park, and large flat expanses of land including the Somerset Levels. Hosting two fabulous cities of Bath and Wells and numerous charming villages and hamlets in the countryside and beside the coast the county is famous for its many associations to music, literature and art.

WALKING

A county full of contrast

There are some of the most varied and exciting walking in the UK. With a National Park, Exmoor and three designated Areas of Outstanding Natural Beauty – the Blackdown, Mendip and Quantock Hills, there is almost 6,000km of public rights of way to explore. The Mendip Way is a 50 mile stretch which takes you all the way from Uphill on the coast to Frome taking in some breath-taking views overlooking the Somerset levels and Chew Valley.

EATING OUT

The Newt

A luxurious, working country estate surrounded by acres of splendid gardens, woodland, farmland and cyder orchards. The main hotel occupies beautiful Palladian-fronted red-gold limestone Hadspen House, first built in 1687, and has been lavishly restored by the current owners. There are three restaurants: The Botanical Rooms in the main hotel, the glass walled Garden Café overlooking the Parabola and the simple open-plan Kitchen in the Farmyard. All are absolutely excellent and with the very finest fresh ingredients from the estate.

EVENT

Glastonbury Festival

Regarded as a major event in British culture and the largest greenfield music and performing arts festival in the world. The event takes place in June over a period of five days at Worthy Farm in Pilton and has been running since 1970.

DAY OUT

Stourhead House and Garden.

With hills, water and classical architecture framed by a fabulous collection of trees and shrubs, Stourhead was described as ‘a living work of art’ when first opened in the 1740s. Winding paths offer vistas through trees to classical temples and beautiful scenery at every turn. With the spellbinding presence of the lake, Stourhead’s gardens are the perfect place to while away a day out.





THE
COUNTRY
HOUSE
DEPT.



01865 338 300
info@thecountryhousedepartment.com
thecountryhousedepartment.com

THE
COUNTRY
HOUSE
DEPT.

51°42'58.9"N 1°12'54.6"W