

Bowers Farm, Bab Cary



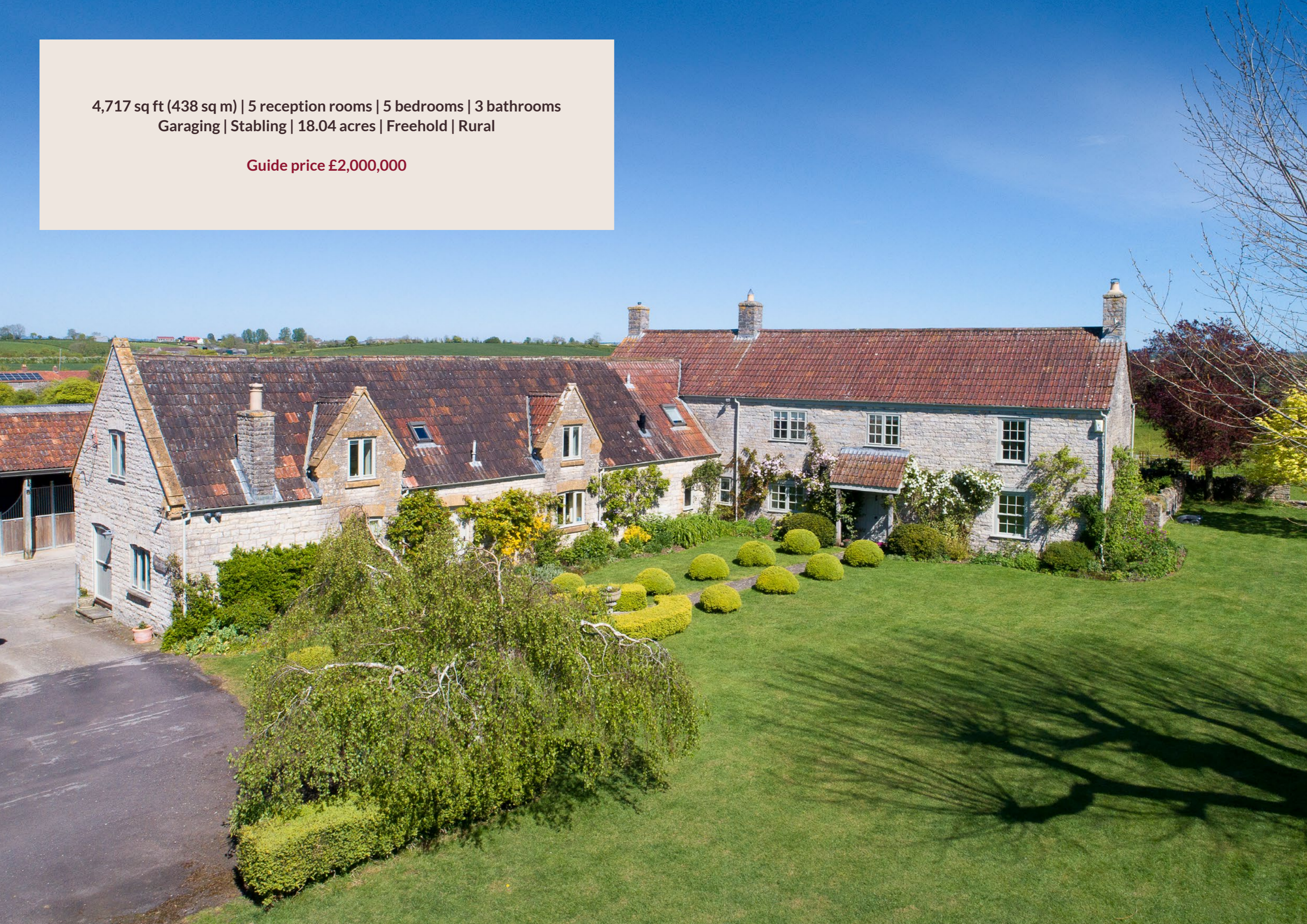
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4,717 sq ft (438 sq m) | 5 reception rooms | 5 bedrooms | 3 bathrooms
Garaging | Stabling | 18.04 acres | Freehold | Rural

Guide price £2,000,000





An exceptional period farmhouse with plenty of character, sympathetic modern additions and various outbuildings, set within extensive grounds and surrounded by beautiful Somerset countryside

The property

Bowers Farm is a handsome and historic Grade II listed farmhouse dating from around 1750, retaining a wealth of original character and set at the end of a long drive within beautiful Somerset countryside. Constructed of Blue Lias stone beneath Roman clay tile roofs, the house has been thoughtfully updated by the current owners to provide elegant yet understated accommodation, combining period features such as flagstone flooring, exposed beams, inglenook fireplaces and high ceilings with carefully integrated modern fittings to create a light, airy and welcoming home.

The ground floor provides four well-proportioned reception rooms, each enjoying windows to two or three aspects, welcoming plenty of natural light and affording attractive views across the gardens. At the heart of the house is the kitchen and breakfast room, fitted with light-coloured cabinetry, together with a two-oven Aga set within an inglenook fireplace and a walk-in larder. The kitchen has been extended to provide a spacious sitting/dining room with wonderful views across the gardens towards the surrounding countryside. There is a separate larder and bootroom off the kitchen.

On the first floor, five well-proportioned double bedrooms are accessed via two separate staircases. The principal bedroom benefits from a modern en suite bathroom with a separate shower, while the remaining bedrooms are served by two further bath and shower rooms. There is a further room adjoining the family bathroom that has previously been used as either a dressing room or a sitting room.

The property is approached via a tree-lined driveway leading to a generous parking area and an L-shaped range of outbuildings including a barn, two loose boxes, tack room, workshop and kennels. The barn provides excellent potential as an entertaining space or events venue, featuring a vaulted ceiling, exposed timber trusses and a charming rustic character, while a further open-sided barn offers useful storage. Formal gardens extend around three sides of the house and include stone-paved pathways, herbaceous borders, mature specimen trees and a lily pond. Beyond lie a paved terrace and approximately 18.04 acres of paddocks and orchard.



Location

The property lies in the picturesque Somerset village of Bab Cary, set in tranquil open countryside bordering the Sparkford Vale, five miles east of Somerton. The village has a popular 17th-century thatched pub, the Red Lion Inn, a 14th-century parish church, a village hall and a recreation ground with a community tennis court. Everyday amenities are accessible in the nearby market towns of Somerton, Castle Cary and Sherborne offering a selection of shops, supermarkets, cafés and local services. Schooling in the area is particularly well regarded, with primary schools in Keinton Mandeville and Barton St David, and secondary schooling at Ansford Academy in Castle Cary. Independent options include Hazlegrove, Millfield, Sherborne and the Bruton schools, all within easy reach. Castle Cary station, approximately six miles away, provides mainline rail services to London Paddington, while the A303 is just minutes away, offering direct road connections towards London to and the Southwest.

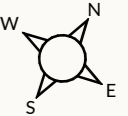
Postcode region: TA11

General

Loal authority: South Somerset Council
 Services: Mains water and electricity, oil fired central heating and private drainage (compliant)
 Council Tax: Band F
 EPC rating: E
 Tenure details: Freehold
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Bowers Farm, Bab Cary, Somerset
 Main House internal area 4,717 sq ft (438 sq m)
 Open Vehicle Port internal area 1,306 sq ft (121 sq m)
 Outbuilding internal area 1,932 sq ft (179 sq m)
 Total internal area 7,957 sq ft (739 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height
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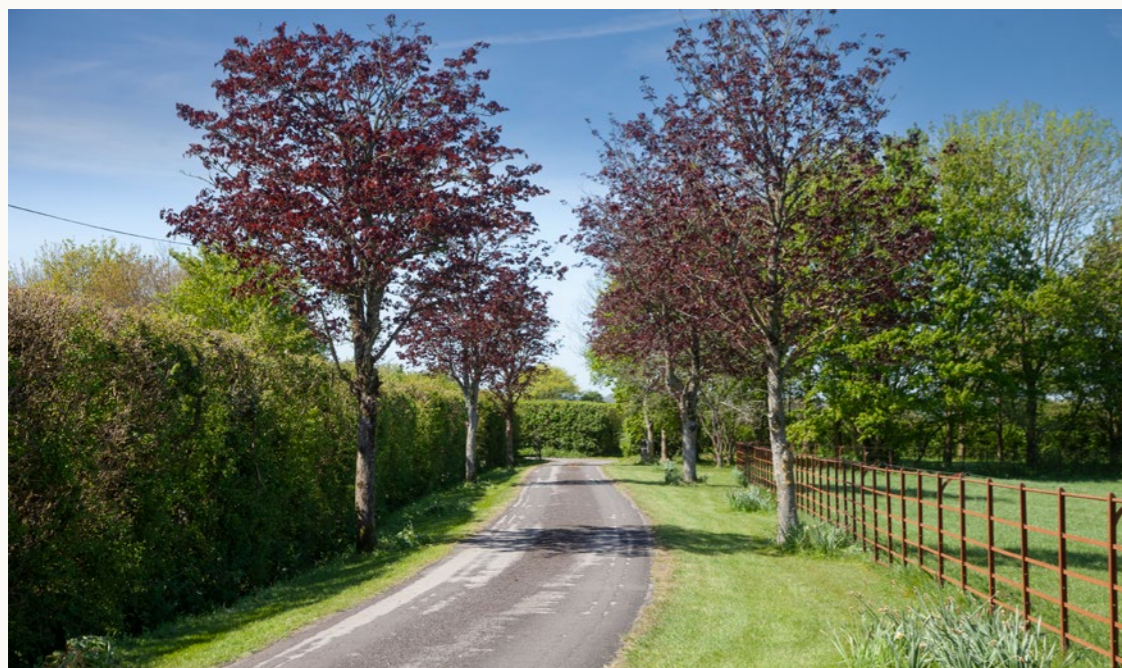
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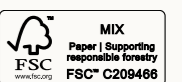
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