



Sharps Farm

Batheaston, Somerset

A substantial detached farmhouse with an annexe, outbuildings and wonderful gardens and grounds of approximately 119 acres with breathtaking views

Sharps Farm, Bathealton, Taunton, Somerset TA4 2BJ

Wiveliscombe: 2.5 miles, Wellington: 6.3 miles, Taunton: 12.8 miles, Taunton Mainline Station 13.4 miles, Tiverton: 15.5 miles

Features:

Main House: Entrance hall | Drawing room | Sitting room | Kitchen/dining room | Boot room | Utility room | Library | Balcony | Decked terraces | Principal bedroom with en suite bathroom | Three further en suite bedrooms | Cloakroom | EPC rating B

Annexe: Sitting room | Kitchen/dining room | Shower room | Three bedrooms, all en suite | EPC rating C

Indoor swimming pool with jacuzzi | Sauna | Changing room with shower

Two barns with potential for development (subject to planning consents) | Stables | Carport | Walled garden | Landscaped gardens | Orchard | Pasture | Paddocks | Woodland | Lake

About 119 acres in all





The property

Sharps Farm is a magnificent, detached farmhouse offering more than 6,000 square feet of attractive accommodation configured over three floors. The sprawling home was built in 2008 and features characterful detailing combined with modern styling to create an elegant living space, with exposed timber framing and tall windows welcoming plenty of natural light and affording exceptional views across the Somerset countryside. The property also provides excellent eco-credentials with PV solar panels and a wind turbine supplying electricity to the farm, thermal solar panels used for heating the swimming pool, a bio fuel burner which supplies heat to the whole home, underfloor heating and hot water throughout the entire property. Sharps Farm also benefits from flexible accommodation with a three-bedroom annexe providing opportunities for multigenerational living. Outside there are extensive landscaped gardens, giving way to rolling fields and meadows and several substantial outbuildings.

The main house accommodation is configured in an upside down layout, with the living and entertaining space located on the first floor, taking advantage of the elevated position and maximising the exceptional views. Reception rooms include a 24ft drawing room with a wonderful, vaulted ceiling with skylights, exposed eaves, a fireplace fitted with a logburner, and full-height windows and French doors that open onto a decked terrace. The sitting room offers further generous reception space with skylights overhead, a gas logburner and French doors that open onto a balcony. Adjoining the sitting room through pocket doors is the dining room, which connects to the kitchen in a semi open-plan layout and features exposed timber framing and a triple-aspect, flooding the space with natural light. The kitchen itself has fitted farmhouse-style units, granite worktops, a large central island and an Aga while there is also access onto another decked terrace. An adjoining fitted boot room and utility provides a shower room and further space for storage and household appliances.

There are four well-presented double bedrooms arranged across the ground floor which all feature en suite facilities, including the generous principal bedroom, which benefits from built-in wardrobes and full-height windows with French doors that open onto the garden.

A long, glass-sided connecting corridor with built-in library shelving overlooks a courtyard area and provides access to the annexe accommodation. The annexe comprises a 27ft family room with two sets of French doors that open onto the courtyard garden, a fully equipped kitchen/dining room and a shower room on the ground floor. Upstairs there are three double bedrooms, all with en suite facilities.

Outside

The house and outbuildings are located approximately a quarter of a mile from the road, along a tarmacked lane, which opens to a large parking area in front of the house, with access to the carport which offers space for up to four vehicles. Outbuildings include two large barns, which provide farm storage, and offer the potential for development subject to the necessary consents. There is also a stables block with two stables and a tack room.

The beautiful, landscaped gardens that surround the property are mostly southeast-facing and welcome plenty of sunlight throughout the day. They include walled and Italian-style gardens with numerous seating areas, paved walkways, well-kept rolling lawns and colourful border beds with various climbing plants, flowering perennials and established shrubs and hedgerows. There are also rolling open lawns and meadows, an orchard and beyond, open fields and paddocks which are ideal for grazing livestock. In all the property enjoys approximately 119 acres.

Leisure Facilities

Centred around the courtyard is the luxury heated indoor swimming pool with a jacuzzi, sauna and a changing room with shower facilities.









Situation

Sharps Farm lies in a peaceful and idyllic rural setting, just outside the small Somerset village of Batheaston and surrounded by beautiful countryside. The village has a parish church and a village hall, while the town of Wiveliscombe, three miles away, provides a further choice of amenities, including several shops, a small supermarket, a doctor's surgery and a primary and secondary school. Wellington is six miles away, while Taunton is approximately 13 miles away, offering a further choice of shopping, large supermarkets and leisure facilities. Taunton also has a mainline railway station with direct services to London Paddington taking just under 2 hours. The stunning countryside of Exmoor and the Quantock Hills is within easy reach, providing outstanding walking, cycling and riding routes, while the beaches of the Somerset and Devon coastlines are also easily accessible. The M5 is 7 miles away, providing access towards Exeter to the south, and Bristol and other towns and cities to the north. There is no shortage of outstanding schools in the area, including King's Hall Preparatory School, King's College Taunton, Taunton School, Queen's College Taunton and Wellington School. Also within easy reach are Blundell's in Tiverton, Sherborne College and Millfield.

Directions

what3words: //tastes.poets.crash: - brings you to the driveway

General Information

Local Authority: Taunton Deane Council

Council Tax: Band G. Annexe Band A

Services: Mains electricity and private water. Private drainage which we understand is compliant with current regulations.

Tenure: Freehold

Right of Way: A public footpath crosses a field in the north. Further information is available from the vendors agent.

Restrictive Covenants: Further information is available from the vendors agent.

Wayleaves and Easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

Guide Price: £2,950,000





Main House internal area 3,190 sq ft (296 sq m)

Annexe internal area 1,486 sq ft (138 sq m)

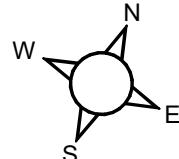
Outbuildings internal area 6,395 sq ft (594 sq m)

Swimming pool/Store/Sauna internal area 1,642 sq ft (153 sq m)

Balcony external area = 329 sq ft (31 sq m)

Total internal area 12,713 sq ft (1,181 sq m)

For identification purposes only.



Annexe Ground Floor



The position & size of doors, windows, appliances and other features are approximate only.

□ Denotes restricted head height

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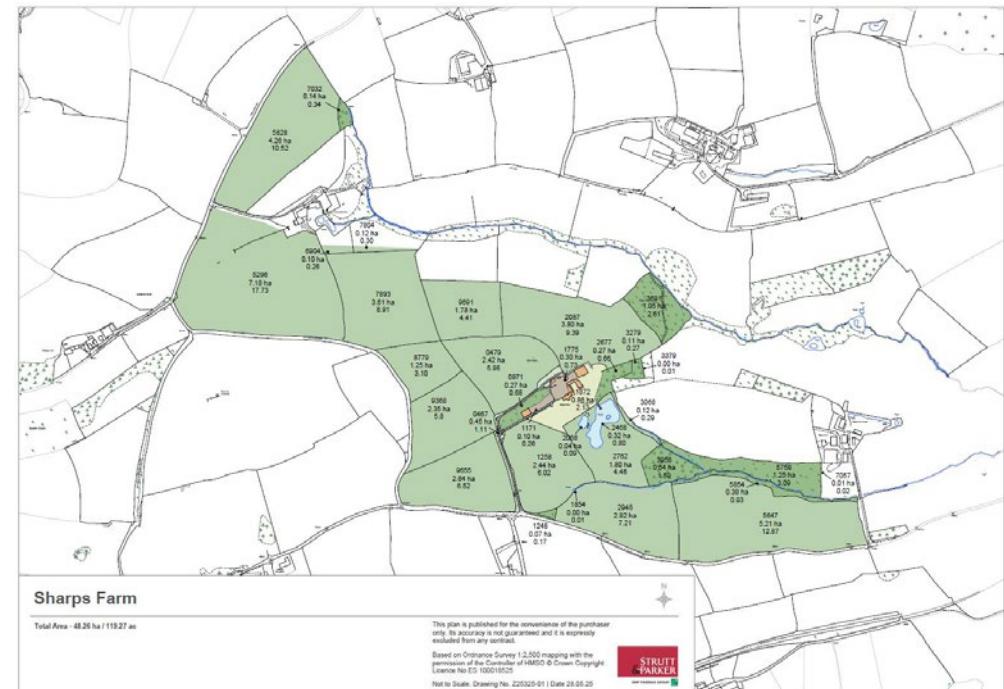
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An aerial photograph of a rural landscape. The foreground features a winding river with a mix of brown and green water, surrounded by lush green fields and clusters of trees. A dirt road runs through the fields, and a small white building is visible near the river. The background shows a vast expanse of green fields stretching to the horizon, with more trees and a few buildings in the distance. The sky is clear and blue.

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