



Street Farm

Somerset

A magnificent Grade II listed village farmhouse set in a sought-after position with equestrian facilities

Street Farm, South Brewham, Bruton, Somerset, BA10 0JZ

Bruton 3.3 miles, Wincanton 6.1 miles, Castle Cary 8.1 miles, Frome 10.8 miles,
Warminster 13.5 miles, Bristol Airport 31.4 miles

Features:

Reception hall | Drawing room | Sitting room | Dining room
Kitchen | Utility | Principal bedroom with ensuite bathroom
5 Further bedrooms | 3 Bathrooms

Grain barn | 4 Stables | Tack room | Established gardens
Pond | Paddocks

About 21.94 acres in all





The property

Street Farm is a handsome Grade II listed farmhouse offering more than 3,000 square feet of beautifully presented accommodation, arranged over three floors. The property dates from the 17th century and displays splendid local stone elevations and stone mullioned windows, while inside there are exposed beams and wood panelling, grand original fireplaces and various other character details.

The accommodation flows from a welcoming reception hall with flagstone flooring and timber-lined walls, which create a rustic and characterful atmosphere. Doors lead to the formal reception rooms, which include the 24ft sitting room with its stone-dressed fireplace and French doors opening to the garden.

There is also a dining room for family meals, which has flagstone flooring and a magnificent inglenook fireplace with a heavy original timber lintel. Towards the rear, the kitchen features farmhouse-style painted wooden units, as well as an Aga and space for a breakfast table, while there is also a utility room for home storage and appliances, and a further comfortable sitting room with dual French doors, which welcome plenty of natural light and provide direct access to the beautiful garden.

The first floor is home to four well-presented bedrooms, including the generous principal bedroom with its built-in storage, cast-iron fireplace, dual aspect and en suite bathroom with an over-bath shower. The first floor also has two family bathrooms, while the second floor provides access to two further bedrooms among the timber eaves, as well as an additional shower room.

Outside

The farmhouse is approached through stone pillars and wrought iron gates. There is extensive parking for cars and horse boxes, and the driveway extends through a second pair of stone pillars up to the house.

The stable yard lies to one side away from the house and comprises various outbuildings, which include a grain barn with storage to both its ground and first floors, four brick built stables, plus a tack room.

Delightful mature gardens lie to the side and rear of the house. These include rolling lawns bordered by established hedgerows and mature trees, as well as patio areas for al fresco dining.

Beyond the gardens there are orchards, fields and superbly maintained paddocks, including a fenced all-weather arena, plus a beautiful swimming lake, which is also a haven for local wildlife. As one will note from the site plan, the paddock land lies on three sides and is easily accessed for those with an equestrian interest.







Location

Located in the small rural village of South Brewham, the property sits within attractive rolling countryside to the south-east of Bruton. Bruton is a thriving town with a well-regarded high street offering a selection of independent shops, cafés, restaurants and everyday amenities, along with primary and secondary schooling, and is also home to the renowned Hauser & Wirth Somerset. More facilities can be found in nearby Wincanton, Castle Cary, Frome and Warminster all of which provide a wide range of shopping, leisure and cultural amenities.

Communications links are good, with the A303 within easy reach, providing access to London and the South West, while Bruton railway station and Castle Cary railway station offer regular rail services to London Paddington and other regional centres.

General Information

Tenure: Freehold

Local Authority: South Somerset Council

Council Tax: Band G

Services: Mains water and electricity. Oil fired central heating. Private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

EPC rating: F

Mobile Coverage/Broadband:

Information can be found here <https://checker.ofcom.org.uk/en-gb/>

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

Agents note: The vendor of this property is connected to an employee of Strutt and Parker







Street Farm, South Brewham

Total Area - 8.88 ha / 21.94 ac

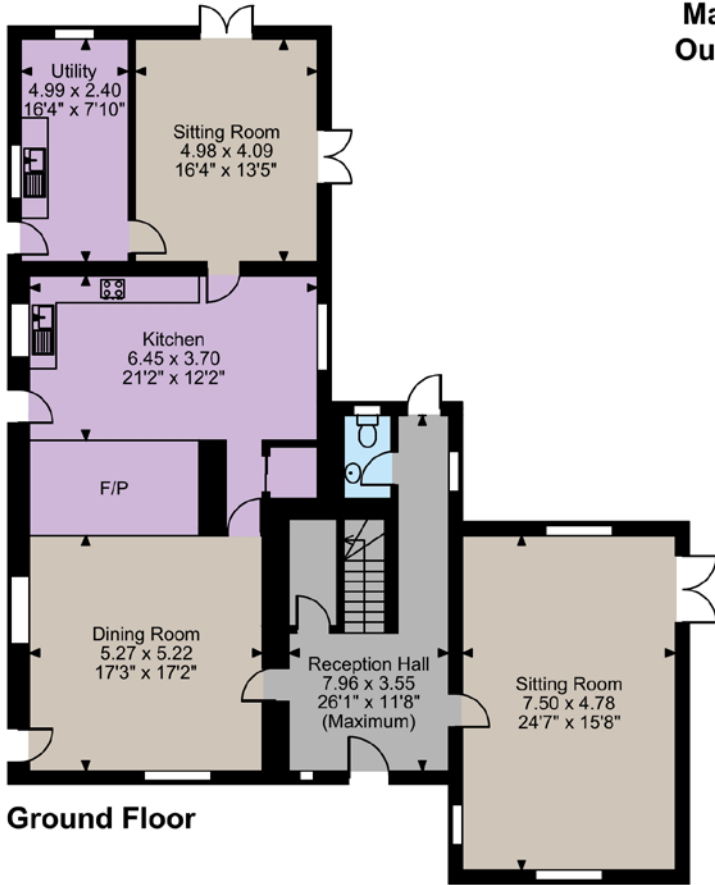
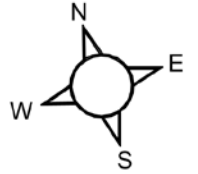
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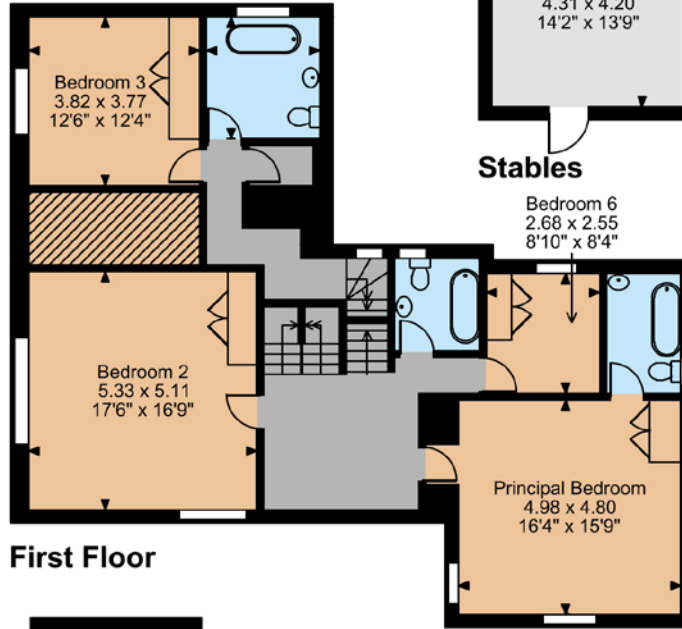
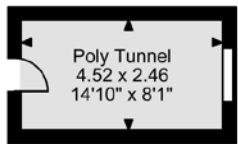
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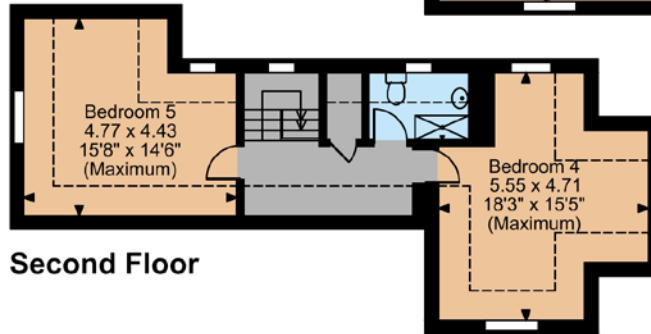
Street Farm, South Brewham, Bruton
Main House internal area 3,433 sq ft (319 sq m)
Outbuildings internal area 2,051 sq ft (190 sq m)
Total internal area 5,484 sq ft (509 sq m)



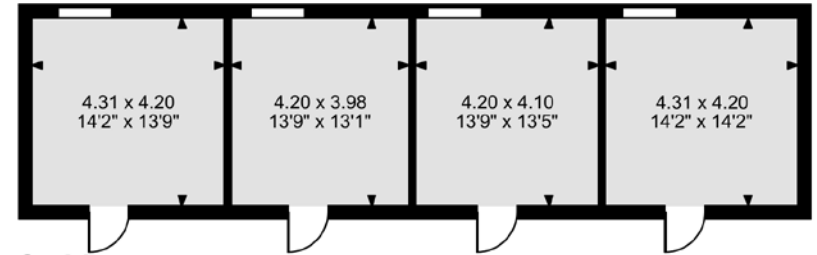
Ground Floor



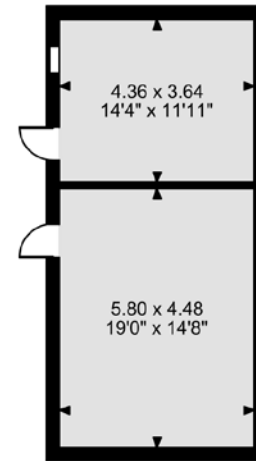
First Floor



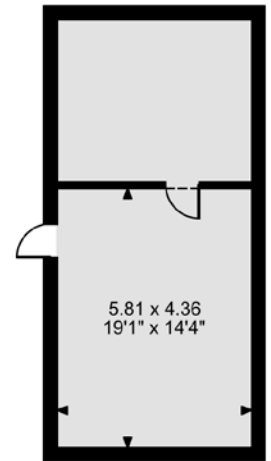
Second Floor



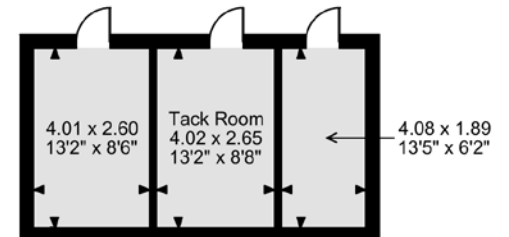
Stables



**Grain Barn
Ground Floor**



**Grain Barn
First Floor**



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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