



Parsonage Farm

Sutton Montis, Yeovil

A handsome Grade II listed farmhouse with outbuildings and extensive grounds in a picturesque Somerset village

An impressive period farmhouse with outbuildings and extensive grounds, surrounded by beautiful rolling countryside. Parsonage Farm is being sold as a whole or in two lots and sits in the heart of the charming village of Sutton Montis.



2 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



GARAGING AND BARNs



68.7 ACRES IN TOTAL



FREEHOLD



VILLAGE



2,831 SQ FT



**WHOLE -
GUIDE PRICE
£1,800,000**

The property

Parsonage Farm boasts a total land holding of over 68 acres and is being sold as a whole or in two lots. The property is a fine Grade II listed farmhouse dating from the 17th century. It is constructed from attractive Cary stone, while inside, the splendid period details include exposed beams, stone and brickwork, blue lias flagstone flooring and original fireplaces, alongside understated neutral décor throughout.

Sitting in the pretty Somerset village of Sutton Montis, the house enjoys bucolic views, and having been in the same family ownership for several generations, the house has a wonderful atmosphere and unrivalled charm.

The property is approached from the traditional farmyard, up steps and through a front garden which leads to the solid wooden front door. This opens into the entrance hall which has a porch leading to the garden, a cloak room and coat cupboard. There are two comfortable reception rooms on the ground level, including the well-proportioned sitting room, which

has a dual aspect with windows to the front and rear, a window seat and a stone-built fireplace fitted with a woodburning stove. There is also a formal dining room with a fireplace, exposed beams and space for a family dining table. The ground floor also includes a kitchen with flagstone flooring, wooden fitted units and an Aga, as well as space for a breakfast table for informal dining. The adjoining utility/boot room and outhouse provide useful further space for home appliances and storage, and could be converted into additional living space if required (subject to the necessary consents).

Upstairs, there are four double bedrooms, including the 20ft principal bedroom with its windows to the front and rear, built-in storage and Jack and Jill access to the large shower room which has a heated towel rail and a pedestal washbasin with storage underneath. Two additional bedrooms also benefit from fitted storage, while the first-floor landing offers additional space for a desk or similar, whilst also providing access to a further shower room.





Outside

The farmhouse is situated in a central courtyard, accessed via an archway between the barns and stables. This has a cluster of useful and practical outbuildings surrounding it, in addition to the farmhouse. These include the workshop, the garage, a tythe barn, stables, three modern barns, a detached stone barn and other stores, totalling more than 4,000 sq ft of floor space. These outbuildings provide ample space to supplement farming activities, but could also be renovated and developed, subject to the necessary consents, to offer further living accommodation for the main house, as well as potentially separate, self-contained apartments or cottages.

The farmhouse and outbuildings are surrounded by extensive farmland on the edge of the village, which extends to a total of 68 acres across two large plots.

The property enjoys delightful gardens with rolling lawns, colourful border beds, various mature trees and gravel terracing for al fresco dining.

Location

Sutton Montis is a peaceful, picturesque village in South Somerset close to the Dorset border, set on the Leland Trail and beneath Cadbury Castle. As such, it is surrounded by rolling countryside and historic farmsteads. The village hosts a church, while nearby Castle Cary offers a range of local shops, cafés, and a railway station with services to London Paddington. There are public houses in South Cadbury, Queen Camel and Corton Denham. The popular towns of Sherborne and Bruton, along with Wincanton and Yeovil, provide further amenities including supermarkets, restaurants, some excellent schools, healthcare and leisure facilities.

The A303 lies 2 miles from the property, providing convenient road connections to the M3, M4, and wider motorway networks, with access to London, Bath and the West Country. There are airports at Bristol and Exeter.

Distances

- Sherborne 6.2 miles
- Castle Cary 7 miles
- Wincanton 7 miles
- Yeovil 8 miles
- Bruton 9.4 miles

Nearby Stations

- Castle Cary
- Sherborne

Key Locations

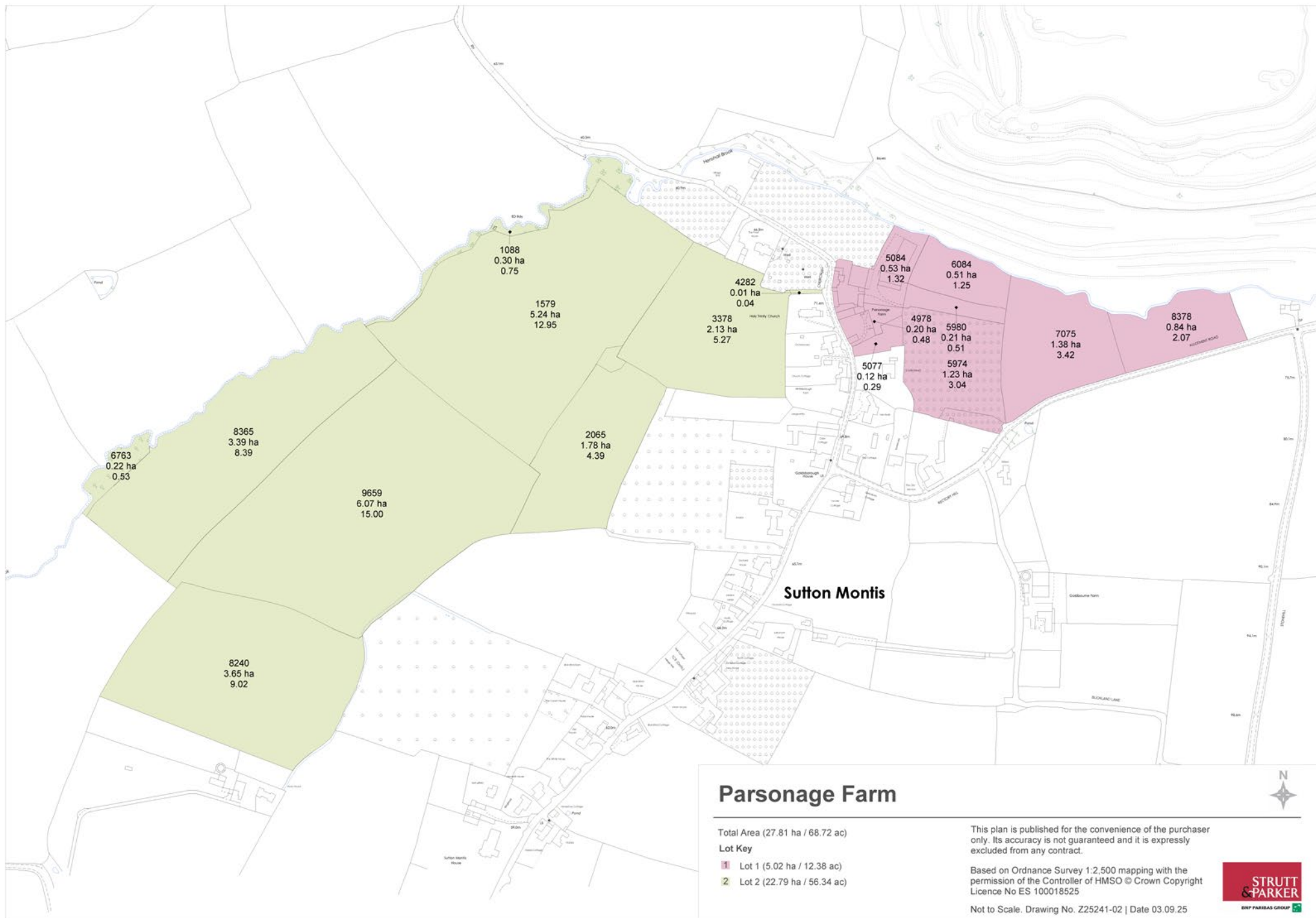
- Cadbury Castle
- Montecute House (National Trust)
- Glastonbury Tor
- Haynes Motor Museum
- Cheddar Gorge
- Wincanton Racecourse

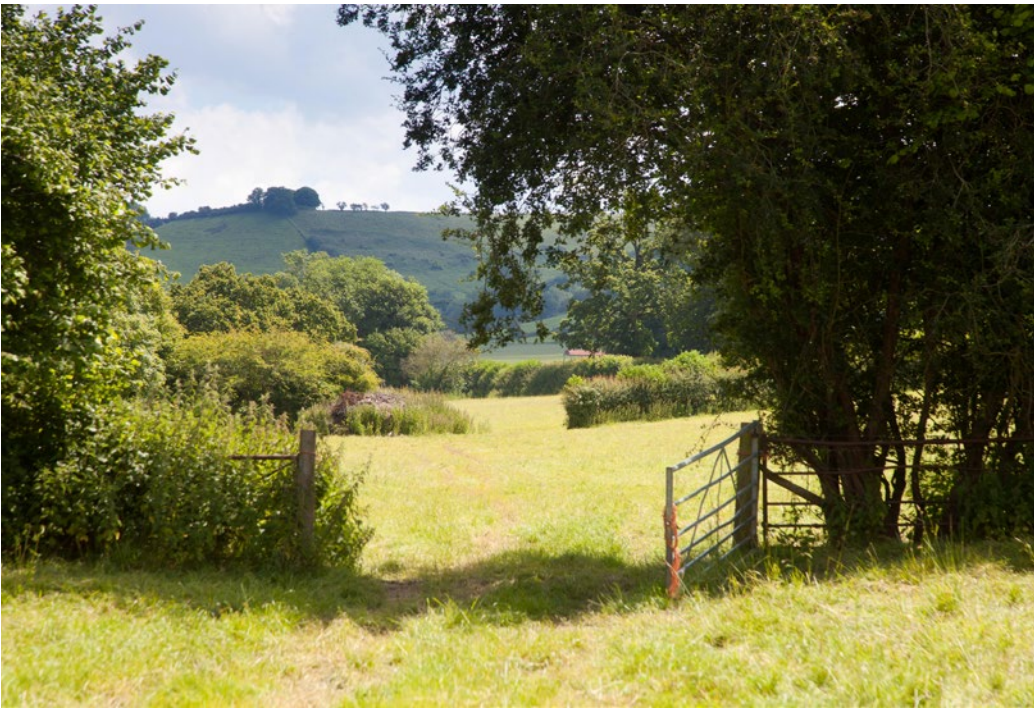
Nearby Schools

- All Hallows School
- Hazlegrove Preparatory School
- King's Bruton
- Sherborne
- Millfield
- Claysmore
- Wells Cathedral School
- Leweston School









Parsonage Farm, Sutton Montis, Yeovil BA22 7HE

Approximate Gross Internal Area :- 263 sq m / 2831 sq ft
 Utility/Boot Room, Store, Workshop & Garage Approximate Gross Internal Area :- 105 sq m / 1134 sq ft
 Garage/Barn Approximate Gross Internal Area :- 55 sq m / 596 sq ft
 Stables Approximate Gross Internal Area :- 69 sq m / 747 sq ft
 Barns Approximate Gross Internal Area :- 161 sq m / 1730 sq ft



Floorplans

House internal area 2,831 sq ft (263 sq m) ft

Utility/Boot Room, Store, Workshop & Garage
 Internal Area 1,134 sq ft (105 sq m)

Garage/Barn Internal Area 596 sq ft (55 sq m)
 Stables Internal Area 747 sq ft (69 sq m)

Barns Internal Area 1,730 sq ft (161 sq m)

For identification purposes only.

Directions

BA22 7HE

what3words: ///staining.prompts.darkens - brings you to the driveway

General

Local Authority: Somerset Council

Services: Mains electricity, water and drainage.

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

Council Tax: Band F

EPC Rating: G

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

Lotting

The property is available as whole, or in two lots.

Whole - Guide £1,800,000

Lot 1 - house, barns, farmyard and 12 acres. Guide £1,200,000

Lot 2 - land to the East, 56 acres. Guide £600,000

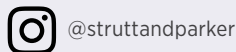
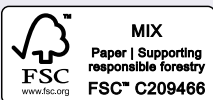
Salisbury

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