



Symonds
& Sampson

Church Farm

Hornblotton, Glastonbury, Somerset

Church Farm

Hornblotton
Glastonbury
Somerset
BA4 6SF



- Detached Period 5 Bedroom Farmhouse
 - Nestling in a Very Quiet Village
 - Adjoining Its Own Land
 - 5 Acres in Total
- Barn Complex with Residential Planning Permission for 2 Four Bedroom Barn Conversions
 - Ample Parking & Garage
 - Solar Panels (Owned)
- Further land available by separate negotiation (up to 45 acres)

Guide Price **£1,250,000**

Freehold

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THE PROPERTY

A period detached farmhouse nestling in a very quiet location, together with 5 acres and a range of stone and steel framed barns with planning permission to convert into residential accommodation. Further land available by separate negotiation up to 45 acres.

Nestled in the charming village of Hornblotton, near Glastonbury, this delightful detached period house offers a unique opportunity for those seeking a blend of character and tranquillity. The property, steeped in history, showcases the architectural elegance typical of its era, making it a perfect canvas for personalisation and modern living.

The current farm buildings and barns have planning permission to convert into substantial residential accommodation.

The house is surrounded by picturesque countryside, allowing for serene views and a peaceful atmosphere, ideal for families or individuals looking to escape the hustle and bustle of city life.

Hornblotton itself is a quaint village, offering a sense of community and easy access to local amenities. The nearby town of Glastonbury, famous for its rich history and vibrant culture, is just a short drive away, providing a variety of shops, restaurants, and recreational activities.

This property presents an exciting opportunity for those who appreciate the charm of period homes and wish to create their own sanctuary in a beautiful rural setting. Whether you are looking to invest in a family home or a peaceful retreat, this detached house in Hornblotton is certainly worth considering.

OUTSIDE

The main farmhouse enjoys gardens and paddocks on three sides. The gardens are mature and laid to lawn/grass together with a double tandem garage, ample parking and mature trees, shrubs and flowers.

To the north side are the complex of barns, which benefit from having residential planning permission to create two 4-bedroom barn conversions.

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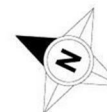
Approximate Area = 2242 sq ft / 208.3 sq m (includes shed)

Outbuilding(s) = 14509 sq ft / 1347.9 sq m

Garage = 396 sq ft / 36.8 sq m

Total = 17147 sq ft / 1593 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1362408

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BARN COMPLEX/YARD WITH PLANNING PERMISSION

Full planning permission was granted on 20th August 2024
Planning Ref: 2023/2367/FUL

The design for this current scheme is to retain the 'u' shaped courtyard configuration of the buildings, and to incorporate a new-build element to echo a taller building within this farm group. The current permission is for the conversion and extension of the existing barns to create two four-bedroom dwellings (one incorporating a self-contained annexe. These are set over 2 floors, with bedrooms located on both the ground and first floors. Please see further images in this brochure.



SITUATION

Hornblotton is a small hamlet located just off the A37, not far from Castle Cary and Shepton Mallet.

Bruton is 8 miles away and is home to Hauser and Wirth gallery and a multi-purpose arts centre with the Roth Bar and Grill. Bruton has a good range of local shops, pubs and restaurants, including highly regarded 'The Chapel', which also supplies artisan bread and takeaway pizza.

The nearby towns of Frome, Shepton Mallet and Wells all have a comprehensive range of shopping and leisure facilities. Charlton House Hotel with restaurant and spa is a few miles away, and

Babington House, the renowned private members' country club, is within easy reach.

The Newt (7.5 miles) at Castle Cary is a popular new destination with exceptional gardens and grounds combined with the highly regarded country house hotel.

Road links are excellent, with Bath and Bristol within commuting distance with the A303(M3) and M5 within easy reach.

Access by rail is found locally with stations at Castle Cary (Paddington approximately 100 minutes) and Templecombe (Waterloo), 14.5 miles.



An excellent variety of schools can be found in the area to suit all abilities and interests; Bruton (Kings, Sexeys and Bruton School for Girls), Hazelgrove at nearby Sparkford, Street (Millfield), Wells (Cathedral and The Blue School), Downside School is nearby at Stratton on the Fosse, Allhallows at nearby Cranmore; Sherborne and Bath both have good schools. There are state primary schools at the nearby villages of Ditcheat and Keinton Manderville, and Ansford School, a state secondary school in Castle Cary.

Tourist attractions such as Glastonbury and the Tor, Longleat, Bath and Stourhead are a short distance away, with the Devon and Dorset coasts also within easy reach. The local area, particularly the nearby Mendip Hills, offers a variety of leisure pursuits, such as horse riding, hunting, walking, and cycling.

DIRECTIONS

What3words:

///soft.shocks.gloom



SERVICES

Oil-fired central heating via radiators. A further bank of solar panels are sited in part of the field to the north (owned outright by the sellers). Mains electric and water. Septic tank drainage.

Broadband - Ultrafast broadband is available.

Mobile signal/coverage - There is mobile coverage in the area. Please refer to Ofcom's website for more details.

MATERIAL INFORMATION

Flood Risk: Very Low

Council Tax Band: E

AGENTS NOTE

We understand there may be more land available (up to 45 acres) to purchase by separate negotiation.

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