



STAGS

Sunny Hill Farm

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Riding Gate, Wincanton, BA9 8NG

A303 1 Mile Wincanton 2 Miles Bruton 6 Miles

- Detached Barn Conversion
- 4 Bedrooms
- Fantastic Rural Views
- Range of Outbuildings
- Field Measuring 4.7 Acres
- In All Approx. 5.5 Acres
- More Land Available

Guide price £595,000

THE PROPERTY

Sunny Hill Farm is an immensely versatile property which enjoys a stunning rural position off the beaten track, yet within easy reach of transport links and a comprehensive range of amenities. Formerly the dairy yard of a larger agricultural holding, the property comprises a detached, 4 bedroom farmhouse, which was converted from the original cowshed and hay loft and is believed to date back some 200 years, a yard of adaptable outbuildings and a sizeable paddock, ideal for use as a small holding or for equestrian purposes. The property occupies an elevated position and thus enjoys fantastic views across acres of surrounding countryside, including the famous Alfred's Tower within the grounds of Stourhead.

The farmhouse is a good example of how a historical agricultural building can be successfully converted to a family home with the original character preserved; exposed stone walls throughout the open-plan ground floor and a flight of flagstone steps leading to the utility room and downstairs bathroom provide echoes of the property's origins, and more modern aspects such as a galleried area above the steps and a charming log burner have been cleverly designed to compliment the authenticity exhibited throughout.

Upstairs, the property boasts 4 double bedrooms, the largest of which benefits from an en suite shower room, and a family bathroom. A particularly fine feature is the second bedroom, which enjoys a full gable-end wall of windows encompassing the breath-taking views to their finest advantage. The ground floor is arranged as an open plan living space, with a fitted kitchen area and zones for sitting and dining. Windows to every aspect ensure that this area is full of natural light, as well as providing another opportunity to enjoy the views.

The domestic elements of this property are completed by a parking area at lower ground floor level, from which a door leads into the utility room, along with an area of garden which is primarily laid to lawn but also enjoys a raised decked area



A characterful barn conversion with approximately 5.5 acres, a versatile range of outbuildings and marvellous views.





abutting the house; a lovely spot for al fresco dining and entertaining whilst enjoying the fantastic outlook. There is also an ideal opportunity to extend the property to the side, where there is an existing hard-standing, subject to the necessary planning consents.

OUTSIDE

Sunny Hill Farm is approached along a track (across which neighbouring properties have right of way), with vehicular access culminating on the edge of the farmyard, and the track continuing as pedestrian access to the land, known to the vendors as "Jacob's Ladder". The domestic parking area is accessed via a right of way along an off-shooting track leading around to the front of the house.

The farmyard comprises a large concrete hard standing around which a variety of versatile outbuildings are arranged, providing excellent potential for a variety of uses. Currently used for storage, many of the outbuildings form part of the previous dairy yard including a former dairy and a cubicle shed which has been primarily cleared yet retains some cubicles. There is also a garage with double metal sliding doors and tool sheds, all of which are of block construction. Equestrian requirements are catered for, with a timber stable providing two boxes as well as an open-fronted shelter, and a 5-bar gate leads to the land. The yard is flanked on the eastern and western sides by mature coppices, one of which is an ancient walnut plantation.

The adjoining field forms a sizeable area of rolling grassland measuring 4.7 acres, enclosed by a combination of mature hedging/trees and fencing. This area benefits from a mains water drinker and is bordered by other farmland and paddocks. Enjoying easy vehicular and pedestrian access from the yard, this is an excellent opportunity for keeping horses or livestock.

SITUATION

Riding Gate is a hamlet located to the east of the market town on Wincanton and in close proximity to the town's well known racecourse. Wincanton benefits from a comprehensive range of shopping, leisure and health care facilities, and the towns of Gillingham, Sherborne, Bruton and Yeovil are all within easy reach.

Transport links are excellent with the A303 trunk road a mile's drive distant and train stations in Gillingham and Sherborne enjoying links with London (Waterloo) and Exeter. Alternatively, Castle Cary and Bruton stations offer rail services to London (Paddington).

Education is well catered for in the area with a selection of well reputed state and independent schools nearby including Hazlegrove, Sherborne, Kings Bruton and Sunny Hill Schools.

SERVICES

Mains water and electricity. Biomass digester. Oil fired central heating. There is also a water softener, which is located in the downstairs bathroom.

VIEWINGS

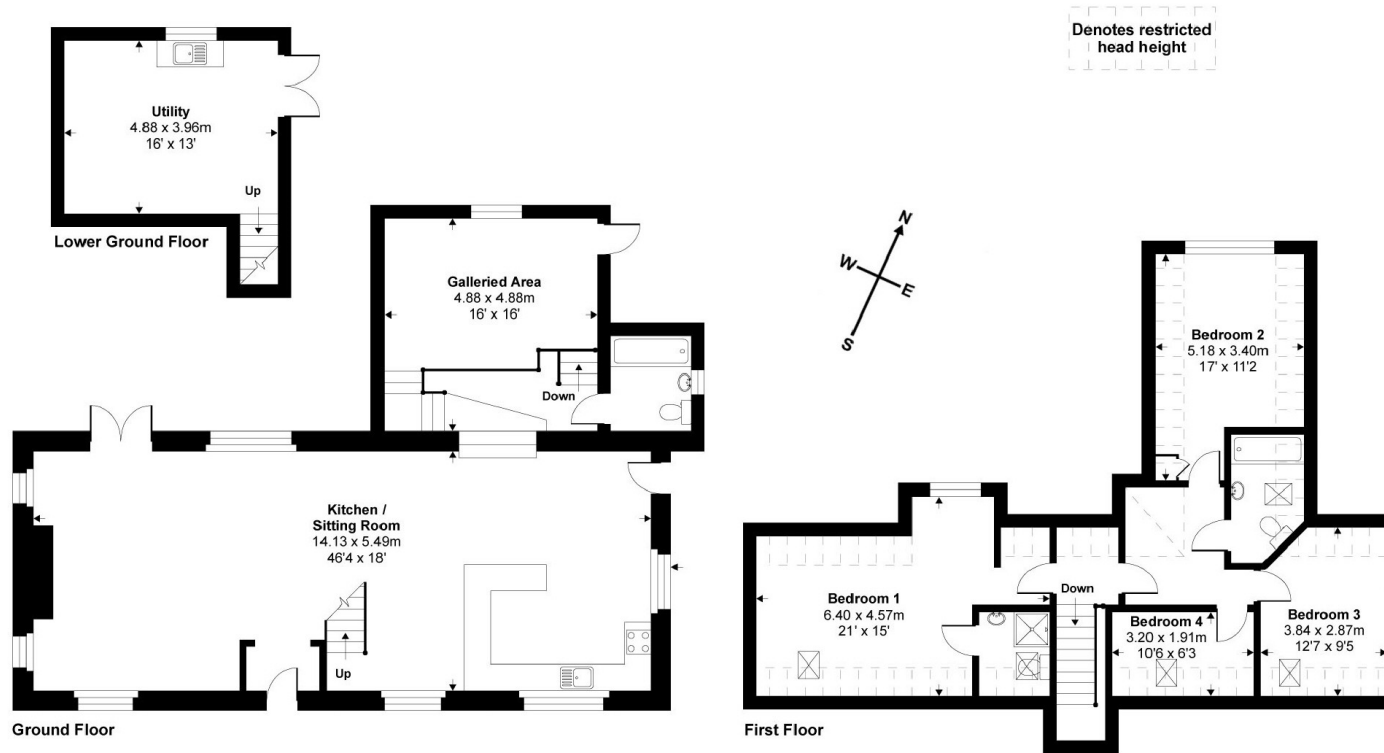
Strictly by appointment with the vendors' selling agents, Messrs. Stags, Yeovil Office, Telephone 01935 475000.

DIRECTIONS

From Wincanton take the A303 towards Andover and take the next exit onto the B3081 towards Bruton and Gillingham. Turn left at the end of the road and continue past the Hunters Lodge Inn and the turning towards Charlton Musgrove. Take the next right and proceed along this lane, taking the second available track on the left; Sunny Hill Farm can be found on the right after the bungalow.



Approx. Gross Internal Floor Area
183.9 Sq Metres 1980 Sq Ft (Excludes Restricted Head Height)



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

These particulars are a guide only and should not be relied upon for any purpose.



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Energy Efficiency Rating		Current	Potential
Most energy efficient - lowest running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		29	84
England & Wales		EU Directive 2002/91/EC	