

FRITH FARMHOUSE

STOKE TRISTER • SOMERSET







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A303 2.5 miles • Gillingham 5.5 miles (London Waterloo about 2 hours) • Bruton 8 miles
Castle Cary 9 miles (London Paddington 90 minutes) • Shaftesbury 11 miles • Sherborne 11.5 miles • Bath 31 miles
(Distances and time are approximate)

A handsome unlisted period country house with an impressive courtyard of ancillary buildings and accommodation set in a wonderful lakeside position on the edge of the Blackmore Vale

Entrance hall • Double drawing room • Dining room • Kitchen/breakfast room • Cinema room
Study • Boot room • Utility room • 2 WCs

Master bedroom with dressing area and en-suite bathroom • 2 bedrooms with en-suite bathrooms
3 further bedrooms • Family bathroom • Large attic storage

Annexe: Kitchen/sitting room • Bedroom • Shower room

Party barn: Secondary kitchen/dining room • Snug/playroom • WC

Gym • Home office • Ancillary bedroom with en-suite shower room

4-bay carport • Garage/tool store with large loft area above

Beautiful gardens with croquet lawn leading down to lake • Swimming pool • Astro-turf tennis court

Kitchen garden • Polly tunnel • 3 loose boxes • Outdoor riding school • Pasture fields

In all about 32 acres (13.1 hectares)

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These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.

Situation and Amenities

Frith Farmhouse is situated in a wonderful south facing position between the sought after villages of Stoke Trister and Cucklington, on the edge of the Blackmore Vale. The property is approached down a private farm track off Shaftesbury Lane.



Local facilities are available in Wincanton to the north with a variety of supermarkets and shops.



Gillingham has a railway station providing mainline railway services to London Waterloo (taking about 2 hours) and also a Waitrose.



The larger towns of Sherborne, Bath and Yeovil provide a more comprehensive range of shopping, restaurants, cinema and theatre.



Communications by road in the area are excellent with the A303 about 2.5 miles to the north providing a link to the M3, M25 and London or the West Country.



There are a number of excellent schools within easy reach including Port Regis, Hazelgrove, Claysmore, Sherborne, Bryanston and St Marys Shaftesbury. Hunting is with the South and West Wilts or The Blackmore Vale.



Racing is at Wincanton, Salisbury and Newbury. Golf is at Sherborne and Wheathill. Watersports are along the South Coast.







Frith Farmhouse

Frith Farmhouse is a handsome country house with origins which are believed to date from around 1632 with later additions. It is not listed and built of mellow stone elevations and brick quoins under a tile roof.

The property has undergone an extensive programme of works and renovation during the current ownership. Most recently a fabulous bespoke kitchen/breakfast room has been created forming the hub of the house with a range of hand built cupboards and granite worktops. There is a central island, Siemens electric oven and hob and a 4 oven oil fired Aga. Above the Aga you can look through the reception room to a sash window with lovely distant views beyond.

In the hallway is a grand canter-levered staircase and large arched window with views into the courtyard. The house has many period features including an open fireplace, exposed beams in some rooms and working shutters. There is surround sound throughout the property and a cinema room at the northern end of the house.











On the first floor there are five bedrooms and four bath / shower rooms, including an impressive master bedroom suite with large bathroom and dressing area.

On the second floor there is a further bedroom and plentiful attic storage which could be converted if further accommodation is required.

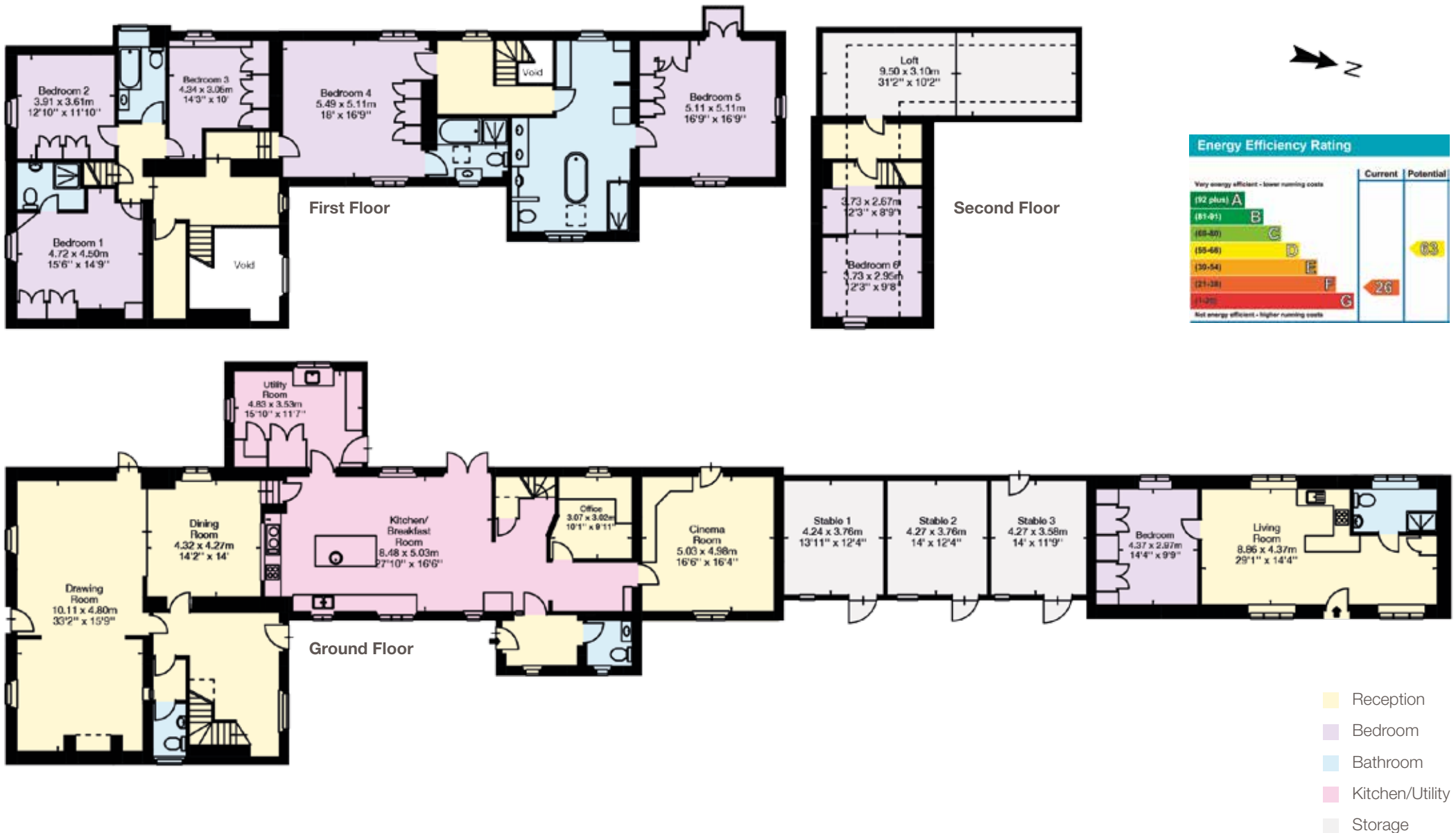
Please see the floor plans for room dimensions and layout.



Approximate Gross Internal Floor Area

Firth Farmhouse: 6274 sq.ft / 582 sq.m.

(including Stables and Annexe)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Outside

The house is approached via a farm track to an electric gate leading into the courtyard with turning circle and parking area beside a pretty range of converted outbuildings.

The Courtyard and Outbuildings

Attached to the northern end of the house is a useful one bedroom annexe, ideal for guests, staff or as a holiday let. Situated to the east of the house is a range of converted barns, built of stone under a mixture of tile and slate roofs. They comprise an impressive gym with stairs up to a large home office with beautiful southerly views and an extra guest bedroom with shower room.

Adjoining is a fabulous party barn with a double-height vaulted ceiling and large fireplace, with a secondary fully fitted kitchen / dining area, WC and playroom or snug above. Beyond this is a 4-bay carport, large garage / tool store and a wood store.



The Barn



The Barn

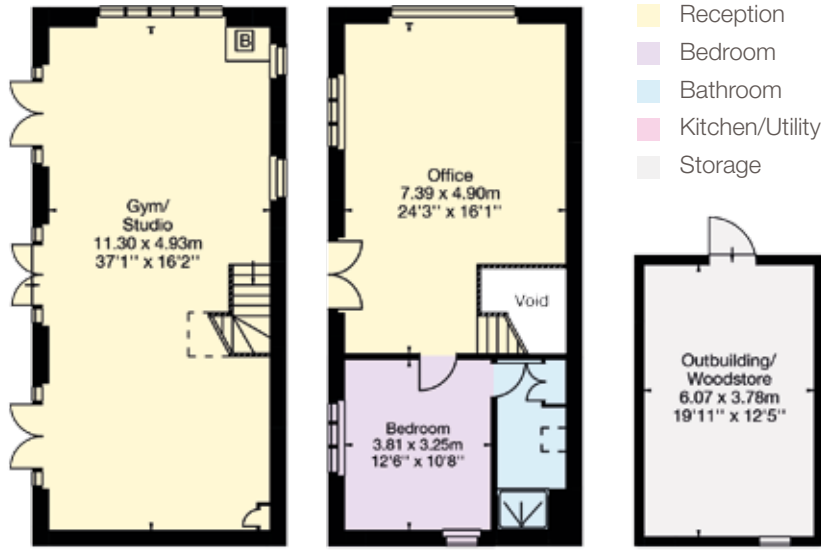


Approximate Gross Internal Floor Area

Office: 1202 sq.ft / 111 sq.m.

The Barn: 3980 sq.ft / 369 sq.m.

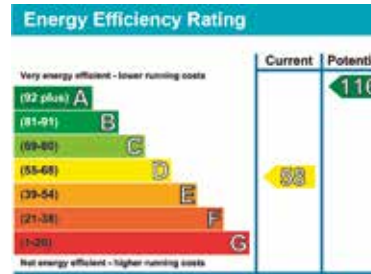
Outbuilding/Woodstore: 250 sq.ft / 23 sq.m.



Office: Ground Floor

Office: First Floor

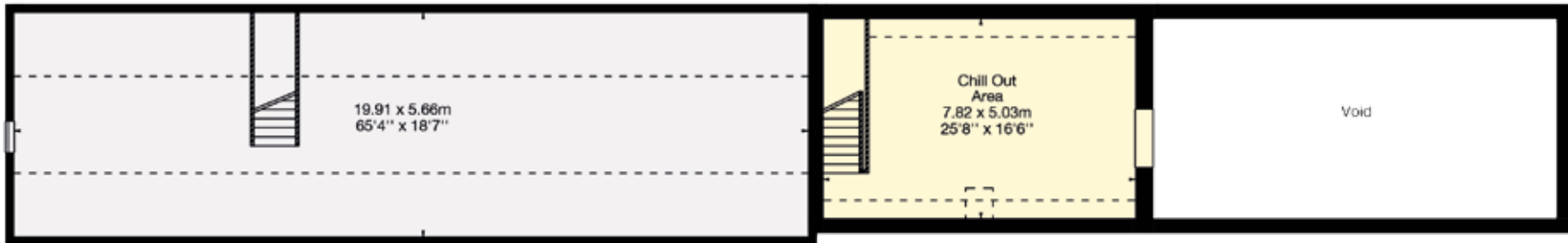
The Annexe



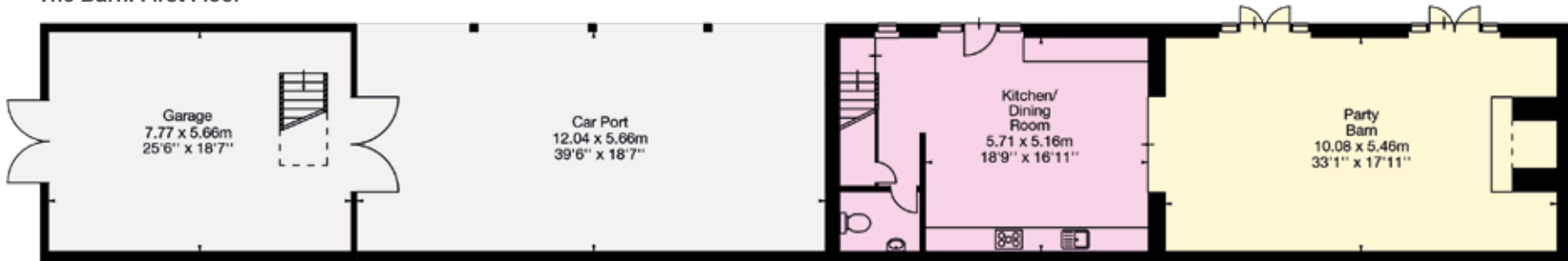
The Barn



The Studio



The Barn: First Floor



The Barn: Ground Floor



Gardens and Grounds

The house sits beautifully within its grounds and is surrounded on all sides by its well-kept mature gardens. A wide lawn stretches away to the south, ideal for a variety of sports or croquet. These lead down to the lake which is a haven for wildlife and an ideal spot to enjoy a drink.

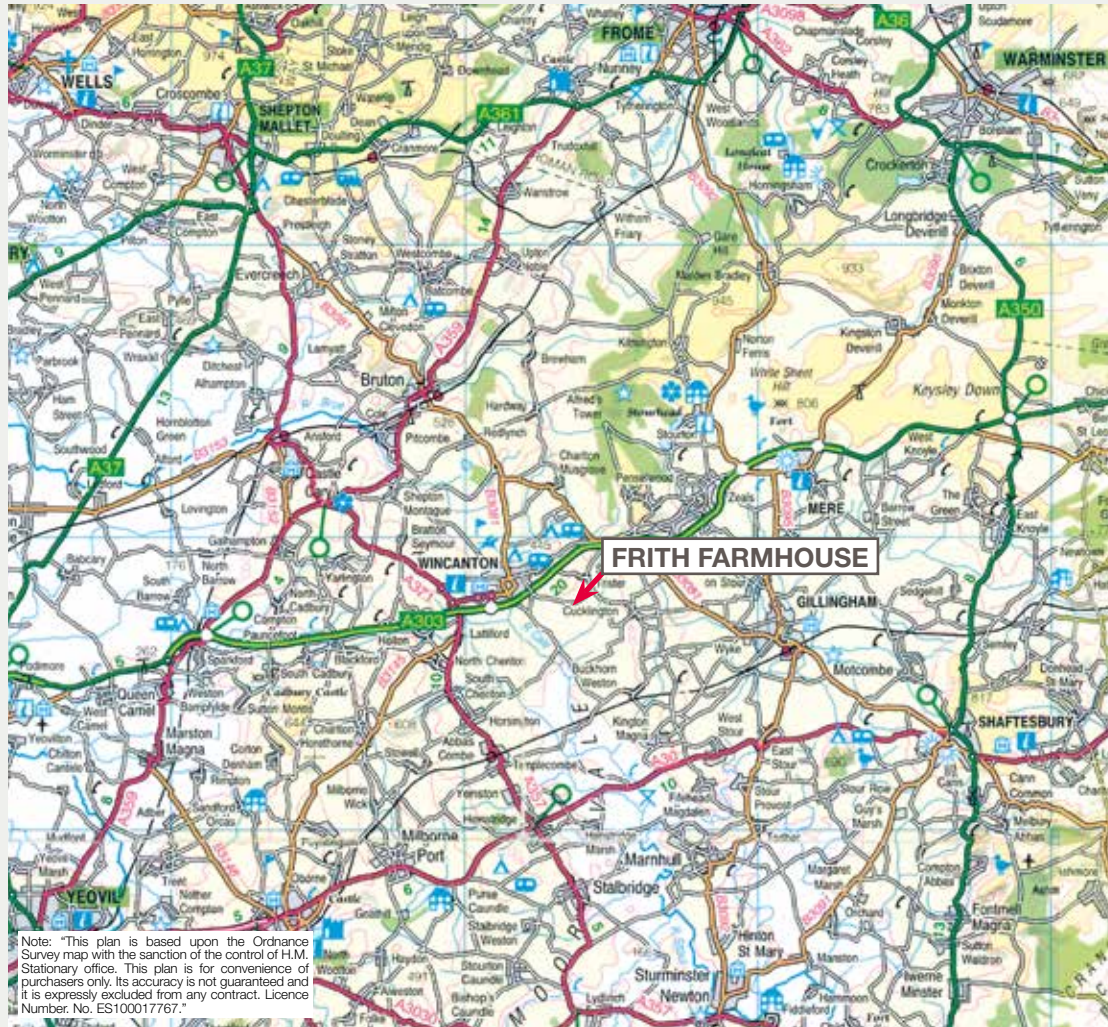
A flagstone terrace surrounds the house to the west with ample areas for seating and al-fresco dining. Further lawns mixed with herbaceous, rose borders and pergola lead to the Astroturf tennis court and swimming pool.

To the east is a row of six lime trees, kitchen garden area and outdoor riding school, currently used for storage. The property would be ideal for equestrian use if required with three loose boxes, potential for more, and two large pasture fields, both with water troughs.









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General Remarks and Stipulations

Tenure

The freehold of Frith Farmhouse is available for sale by private treaty with vacant possession on completion.

Services

Mains water and electricity. Private drainage. Oil-fired central heating in the house and annexe. Electric heating in the party barn.

Local Authority

South Somerset District Council: 01935 462462

Planning

A footpath crosses one side of the eastern paddock. An historical footpath formerly ran through the yard but we have been informed this no longer crosses the property.

Outgoings

Council Tax Band H.

Fixtures and Fittings

The carpets, curtains, light fittings and garden statuary are excluded from the sale, although some items may be available by separate negotiation.

Directions (BA9 9PL – but please follow the directions)

From London head west on the M3 and bear off onto the A303. Continue past Stonehenge and Wylde to Wincanton. Exit the A303 at Wincanton and proceed towards the town centre over two roundabouts by Morrisons/Lidl and then near left at the next following through traffic signs. Continue on the B3081 bearing right onto the high street and take the next main right into Common Road. After ½ mile turn left into Shaftesbury Lane and continue for a further ½ mile and after a turning to Stileway Farm on the left turn right down a farm track to the property (there is no sign).

Please note Sat Nav will take you to Stileway Farm and the entrance to Frith Farmhouse is on the southern side of Shaftesbury Lane.

Viewings

Strictly by prior appointment with Knight Frank LLP.

