

BARCROFT HALL



SOUTH PETHERTON • SOMERSET



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Crewkerne 6 miles, Yeovil 9 miles, Taunton 16 miles, Bridport 20 miles
Lyme Regis 21 miles, Bristol 43 miles, Exeter 40.5 miles
(All mileages approximate)

A wonderfully situated Queen Anne style country house

Entrance Vestibule • Reception Hall • Drawing Room • Sitting Room • Dining Room
Kitchen / Breakfast Room • Conservatory • Garden Room • Folly / Studio • Cellar • Utility Room • Cloakroom

Principal Bedroom Suite

Six Further Bedrooms (One En Suite) • Family Bathroom & Shower Rooms

Triple Garage with Room Over • Two All-Purpose Barns • Parkland • Gardens with Series of Ponds • Pasture

Woodland • Traditional Cider Orchard • Wildlife Area

In all about 34.59 hectares (85.44 acres)



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Church House, Half Moon Street
Sherborne, Dorset DT9 3LN

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17c Curzon Street
London W1J 5HU

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Taunton Office
8 Hammet Street
Taunton, Somerset TA1 1RZ

Telephone: 01823 325144
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SITUATION

Barcroft Hall stands proudly at the end of its own drive, is elevated and enjoys glorious outlooks over established grounds and countryside beyond. Found at the end of a 'No Through Road', the property lies on the northern edge of the sought after village of South Petherton with its excellent range of day to day amenities, including convenience stores, butcher, baker, gift shops and popular delicatessen. The village has an excellent community and is close to a number of well-known towns, including Crewkerne, Yeovil and Taunton, the County Town of Somerset. The property is well placed for a number of independent schools, including Millfield, King's Bruton, Hazlegrove, Sherborne, King's and Queen's Colleges, Taunton School and, also in Taunton, the Richard Huish Sixth Form College. Exeter with its excellent shopping centre, including Princesshay Shopping Mall and the newly opened John Lewis store is found at almost equal distance to Bristol, with Cribbs Causeway just off Junction 17 of the M5 also having a John Lewis store.

COMMUNICATIONS AND TRANSPORT

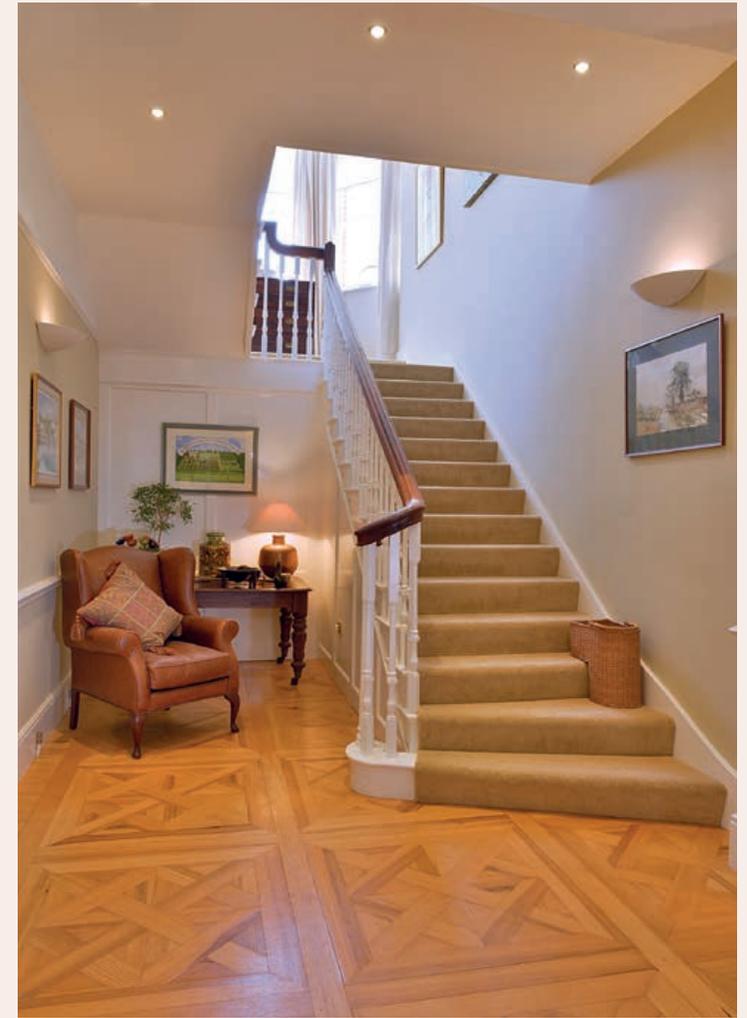
South Petherton is found about half a mile off the A303, providing fast and easy access to London and Exeter. The M5 motorway can be joined at Taunton or Bridgwater, Junctions 25 and 24 respectively, also providing fast access to Bristol, The Midlands and London via the M4. Main line trains

on the Penzance to Paddington line pass through Taunton, fast trains taking approximately an hour and forty five minutes, the same Great Western passes through Castle Cary and there are regular services from Crewkerne to Waterloo. Both Bristol and Exeter Airports are within easy reach, both providing regular flights within the UK, to Europe and beyond, and for those wishing to travel to The Continent by ferry, there are crossings at Plymouth, Weymouth and Southampton.

THE PROPERTY

Barcroft Hall could easily be mistaken for having been built in Queen Anne's era, but was in fact built in 1988 / 89 of classic design in mellow brick with stone inlays and quoins, all under a slate roof. The property offers beautifully proportioned rooms with high ceilings providing elegance and practical modern day living. The reception rooms all flow from a central reception hall, have floor to ceiling windows and enjoy glorious views. The gardens provide a perfect setting for the house and have been professionally landscaped and designed to provide large expanses of lawn, formal terraces, stepped paths and a series of large ponds attracting wildlife, surrounded by water loving plants, trees and shrubs. In addition there are in the immediate grounds a number of gently sloping fields making Barcroft Hall an ideal home for those with an equestrian interest.





ACCOMMODATION

GROUND FLOOR

A traditional style panelled front door to the:-

Entrance Vestibule: With cornice, terracotta tiled floor and door through to:-

Cloaks Hall: With cloaks cupboard and cloakroom with high flush WC and wash basin.

Reception Hall: With solid French style wooden floor, fireplace with high cut stone mantelpiece and wood burning stove. Glorious outlooks, and door through to the:-

Dining Room: With wooden floor, floor to ceiling windows set within a bay window.

Inner Lobby: With cupboards and shelves.

Drawing Room: Is beautifully light, fireplace with cut stone mantelpiece with Clearview wood burning stove and floor to ceiling windows enjoying glorious outlooks

Inner Lobby: With cupboards and shelves.

Sitting Room: Also has stone fireplace, cupboard under stairs, log burning stove and lovely outlooks.

Kitchen: Is beautifully fitted with range of hand crafted Clive Christian style wall and floor mounted furniture with a central island all with granite surface, dresser cupboard and fireplace with four oven Aga with two modules, one

with hotplate and ovens and the other with electric hob and two ovens below.

Utility Room: With fully fitted kitchen floor and wall units with inset sink.

Garden Room: With door to the outside, door into the dining room and doors down to the:-

Cellar: Providing excellent space for a gym and wine storage. There is also a recess housing the floor mounted central heating boiler.

Conservatory: Has French doors out into the gardens and door to the:-

Folly: With **Office / Studio** space on the ground and first floors.

An elegant staircase rises up from the reception hall to the:-









FIRST FLOOR

Galleried Landing: With doors leading to the:-

Principal Bedroom: Being beautifully light with bay window enjoying lovely open views and a door through to the:-

En Suite Bathroom: Fitted with roll top bath, wash basin, WC and a further door into a:-

Dressing Room: With excellent cupboard space and a shower cubicle, also door into the landing.

Guest Bedroom: On the opposite side of the landing with built-in cupboards and:-

En Suite Bathroom: With shower, slipper bath, WC, pedestal wash basin and fitted cupboards.

Inner Landing: Spacious with built-in cupboards and door to:-

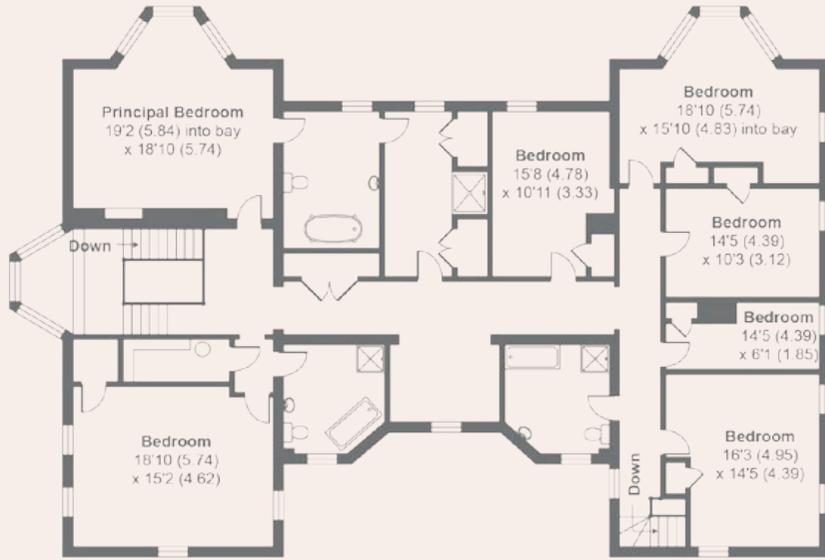
Double Bedroom: With built-in cupboard.

North Landing leads to **Four Bedrooms** and has a staircase down to the sitting room.



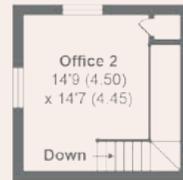
Approx. Gross Internal Area:
 Approx 740.69 sq m
 (About 7,973 sq ft)
 (Excludes restricted head height & Garage)

For identification purposes only. All dimensions approximate. Not to be relied upon.



First Floor

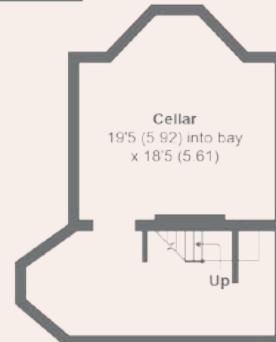
Denotes restricted
head height



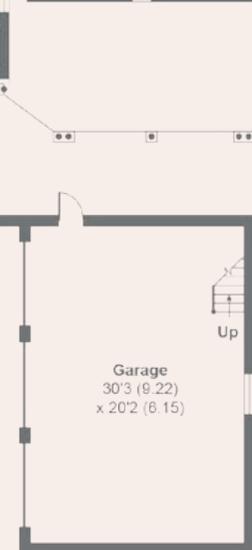
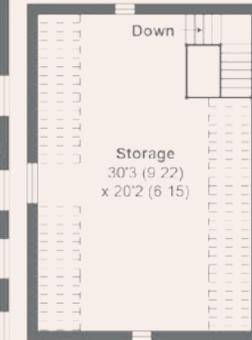
First Floor 2



Ground Floor



Lower Ground Floor



Garage
Ground Floor





OUTSIDE

Wrought iron drive gates with intercom system are set between handsome brick pillars and lead into the drive, which sweeps up to the house. There is ample **Parking** and a **Triple Detached Garage**, measuring 9.22m x 6.15m (30'3" x 20'2"), with an internal staircase leading up to a **Large Storage Area** above. At the foot of the drive, parkland fencing offsets the steel frame **Six Bay Agricultural Barn** is divided to provide an **Implement Store**, measuring 11.67m x 9.02m (38'3" x 29'7"), and a **General Purpose / Wood Store**, measuring 11.91m x 13.63m (39'1" x 44'7"). A further **Three Bay All-Purpose Agricultural Barn**, which can easily be converted to stables, is timber clad and has sliding steel doors and a separate pedestrian door, is found off a track where there is also a well-fenced **Parking Area** with a gate into one of the fields and a **Chicken Run and Coop**. Formal gardens stretch out in front of the property, and include a deep terrace which is

surrounded by mature dark red roses and provide an excellent entertaining area. Central steps lead down to a further area of lawn and paths edged with lavender lead down to a circular rose garden with an **Armillary** surrounded by standard rose bushes with an under canopy of lavender. Gravelled paths meander through the grounds to a series of **Ponds**, the two closest to the house are of a substantial size and one has a jetty and is surrounded by willows, gunnera and other water loving plants. These fabulous fresh water ponds create a fisherman's paradise, with purposely built wooden fishing pontoons. The present owners have successfully stocked rainbow and brown trout, but coarse fish would also flourish. There are a variety of specimen and native trees dispersed throughout the gardens providing shade and all year round colour. Three further **Ponds** stretch out to the north west and a gravelled path extend around to the western boundary where beech

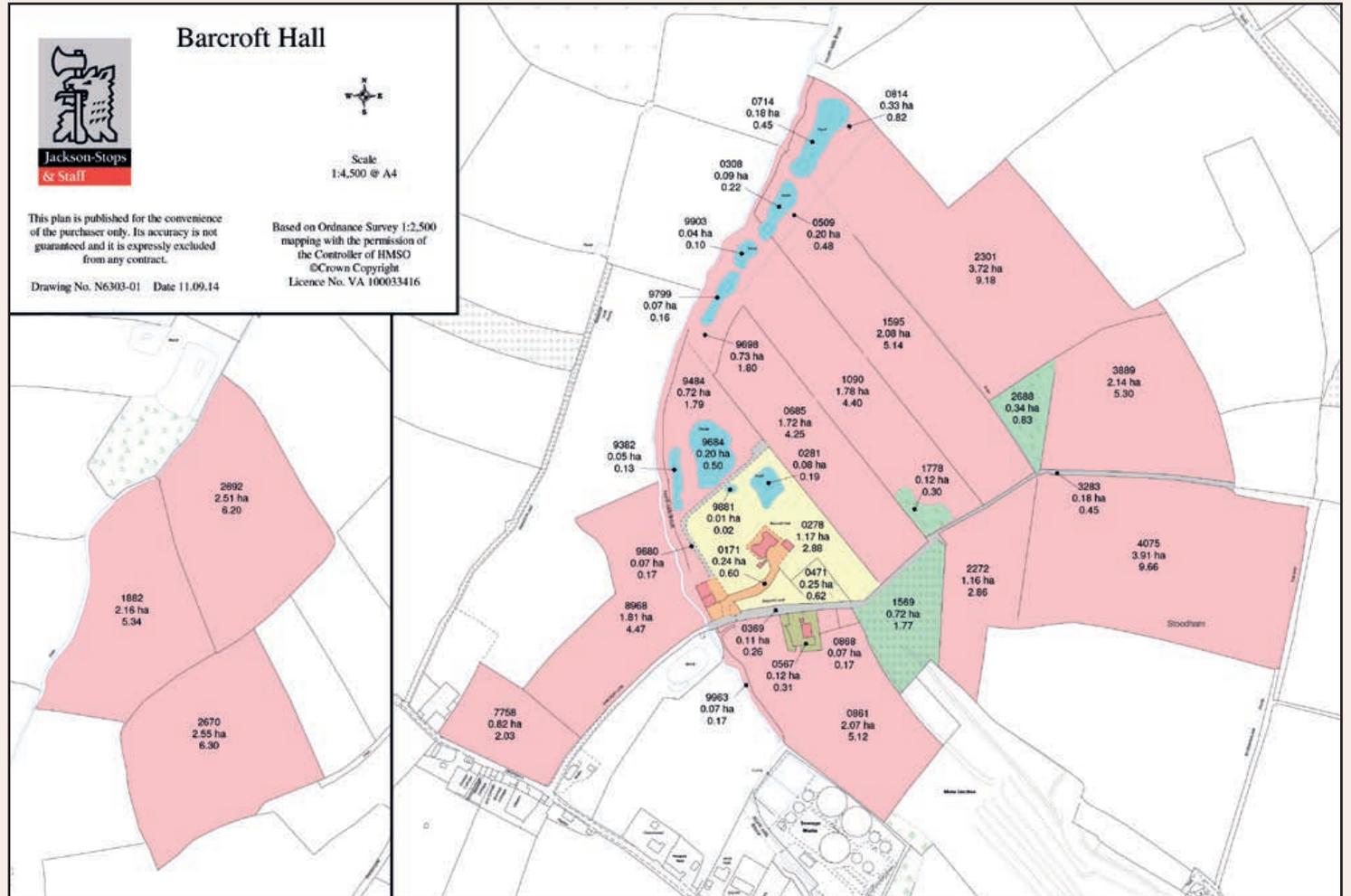
hedges create a perfect boundary. On the south side of the house paths lead to the **Kitchen Gardens** which are enclosed by deep beech hedging and a number of raised beds, and a **Greenhouse** and are adjoined by **Soft Fruit Gardens**, vines and a small **Orchard**. The grounds have been created and designed by the present owners in conjunction with landscape experts.

THE LAND

The well fenced land lies mainly to the north and east of Barcroft Hall and includes **Eight Pastures** which all have access from a track, which extends to the eastern boundary. The two western most fields have direct access from Barcroft Lane. There are **Three Additional Outlying Fields** also to the west. **In all the gardens and grounds amount to about 34.59 hectares (85.44 acres).**









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SERVICES

Mains water and electricity. Private drainage. Oil fired central heating. Oil fired Aga with two oven integrated electric module. British Telecom broadband is connected.

LOCAL AUTHORITY

Somerset County Council, County Hall, Taunton, Somerset TA1 4DY
www.somerset.gov.uk
 Telephone: 01823 333451

TAX BAND

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SINGLE PAYMENTS SCHEME

The vendor will use all reasonable endeavours to transfer single farm payment entitlement as registered with the Rural Payments and Agency to the purchaser.

FIXTURES AND FITTINGS

Contents, Fixtures and Fittings: Unless specifically mentioned in these particulars, all contents, fixtures and fittings, garden ornaments and statues, carpets and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

FAST FIND

57753

DIRECTIONS (TA13 5DA)

On travelling south on the A303, leave at the South Petherton roundabout and proceed into the village. Pass over a mini roundabout and bear left down into South Petherton village. Continue around to the right and by the Methodist Church bear right into North Street ('No Through Road'). Proceed past a number of properties and take the first right hand turn, sign posted 'Barcroft Lane'. Continue down this lane and the gates to Barcroft Hall will be found in front of you.

Viewing

By prior appointment with the sole agents Jackson-Stops & Staff, Taunton office: 8 Hammet Street, Taunton, Somerset TA1 1RZ. Tel: 01823 325 144 or Jackson-Stops & Staff, Sherborne office: Church House, Half Moon Street, Sherborne, Dorset DT9 3LN. Tel: 01935 810 141.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D		55
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

