



Middle Farm House, Little Weston BA22 7HP

£1,450,000 Freehold

COOPER  
AND  
TANNER



# Middle Farm House

## Little Weston BA22 7HP

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 5  3  2  2.5 acres EPC F

£1,450,000 Freehold

### Description

Middle Farm is a detached former farmhouse situated within the quaint hamlet of Little Weston, just a short drive from the historic market town of Castle Cary. The small country estate offers beautiful and well landscaped gardens and grounds of approximately 2.5 acres with the added benefit of two, three bedroom semi detached period cottages providing an income for the potential purchaser. The property has been within the family since the 1950's and has provided a wonderful family home in a peaceful setting and appreciating the open countryside that surrounds the property. Middle Farm has been extended over the years to offer spacious and versatile accommodation with views over the landscaped gardens and retains its character, charm and period features throughout. There are a number of useful outbuildings within the gardens and grounds which subject to the necessary planning permissions being sought could offer additional accommodation/home office/annex potential.

In brief the accommodation comprises entrance hall with solid wood staircase rising to the first floor landing, beautiful parquay flooring and leading into a small rear lobby area. The dual aspect sitting room features a fireplace with inset open grate, exposed timber beams and window seats. From the

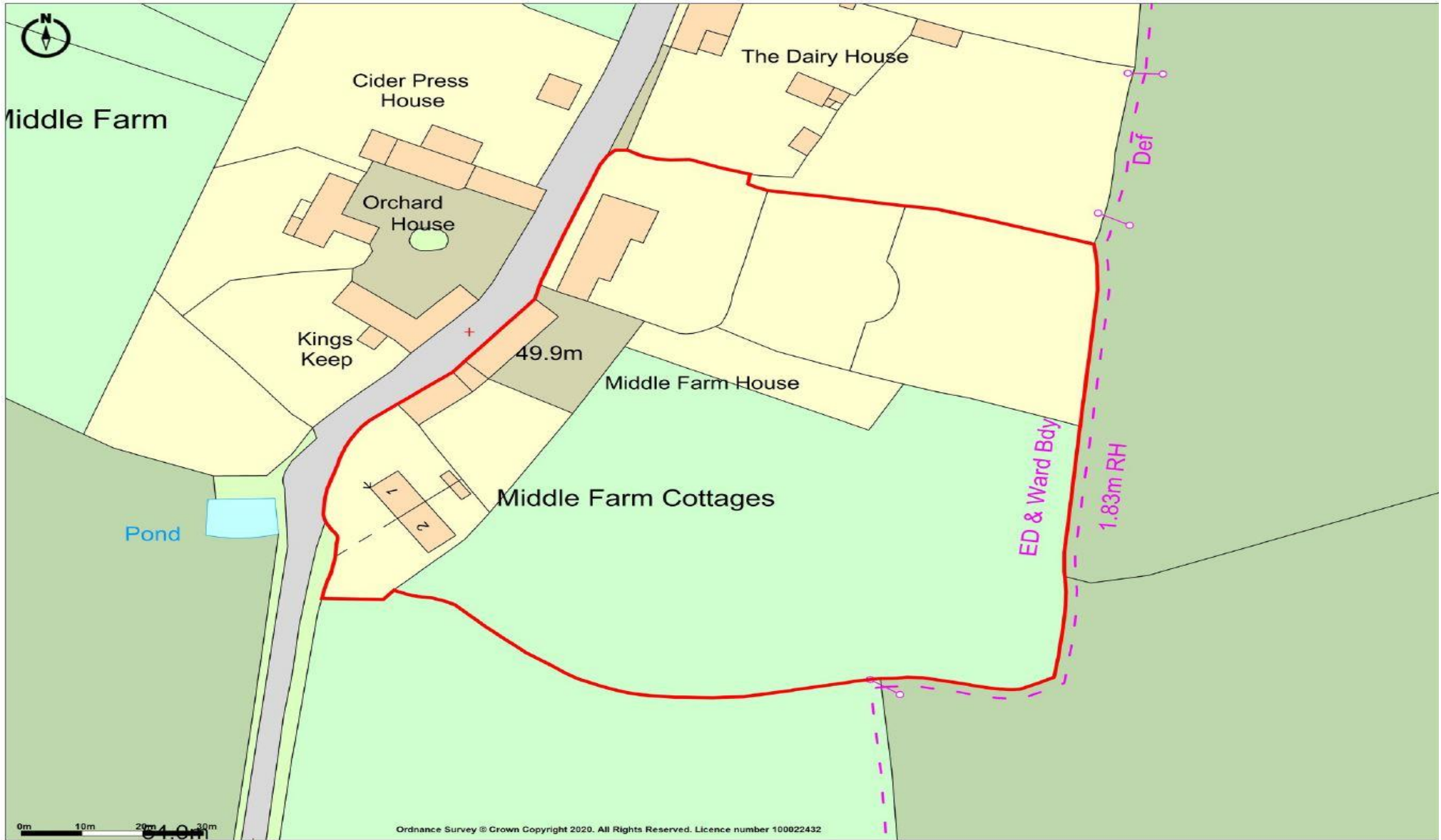
entrance hall a door leads to the snug which overlooks the gardens to the rear with open fireplace and window seat. There is a formal dining room with exposed parquay flooring and having a door into the inner hall which has an additional staircase rising to the master bedroom. The farmhouse kitchen/breakfast room has a range of fitted wall and base units and an Aga. A good size utility room and pantry lead off the kitchen.

To the first floor there are five bedrooms, the master being of a good size and dual aspect with a Jack and Jill shower room. There are four further good sized bedrooms and a family bathroom. From all of the first floor bedrooms, views across the neighbouring open countryside and landscaped gardens can be enjoyed.

There are two, three bedroom semi detached period cottages, currently let on a Assured Shorthold Tenancy and providing an income. The accommodation on each cottage comprises entrance hall with turning staircase to the first floor, sitting room with open fireplace, kitchen/diner with pantry, downstairs bathroom and three bedrooms to the first floor. There are mature gardens to each of the cottages.









## Outside

Approached from the village lane, a gravelled driveway leads to the ample gravelled parking area and in turn to the garaging, store and workshop areas. The garden was developed from a walled garden and cider apple orchard starting in 1970. The initial development included two lawned areas, a large ornamental pond, vegetable garden, with a large range of peonies, agapanthus and bearded iris in the walled garden with many species of daffodil, narcissi and spring flowers in the top garden. Subsequently a rose arbor was added. Then in 2000 the remainder of the cider orchard was transformed into an arboretum by planting an avenue of Fastigiata Oak looking up to Cadbury Camp and an avenue of Great White Cherry trees. Over the next few years a great many trees were added resulting in the arboretum and upper garden now containing over 100 trees, including Metasoquoia, Eucrphia Nymmanensis, Liquid Amber Styraciflua Worlesdon and Nyssa Sylvatica, with many other species. The garden is a real feature of the property and the total plot measures approximately 2.5 acres. In addition to the gardens and grounds, there is a small paddock and natural pond on the other side of the lane.

## Location

Little Weston is a quaint hamlet just a short distance away from the A303 with undulating open countryside on the doorstep. Castle Cary is an attractive bustling market town of glowing golden stone, it is a haven of historic buildings, independent shops and boutiques and picture-perfect surrounding countryside. Dating back to 1855, The Market House remains the focal point of the town, hosting a weekly market as well as regular events. The town is home to many independent businesses including shops and art galleries. Amenities include nursery, primary and secondary schools, health centre, dental practice, library, post office, deli, grocery stores, greengrocery, newsagent, chemist, pubs and tea shops. There are large supermarkets a 15 minute drive away in the towns of Wincanton, Sherborne, Yeovil and Shepton Mallet. The newly opened Newt in Somerset is just a short drive away along with the fashionable town of Bruton home to Hauser & Wirth Somerset a pioneering world-class art gallery. The mainline railway situated on the edge of Castle Cary makes this a great location for commuters (Paddington 90 mins) and Gillingham (Waterloo) with the A303 within easy reach.



### Local Information Little Weston

**Local Council:** South Somerset District Council

**Council Tax Band:** F

**Heating:** Oil Fired Central Heating from boiler

**Services:** Private drainage, Water and Electricity

**Tenure:** Freehold



### Motorway Links

- A303/M5
- M3



### Train Links

- Castle Cary
- Templecombe/Gillingham

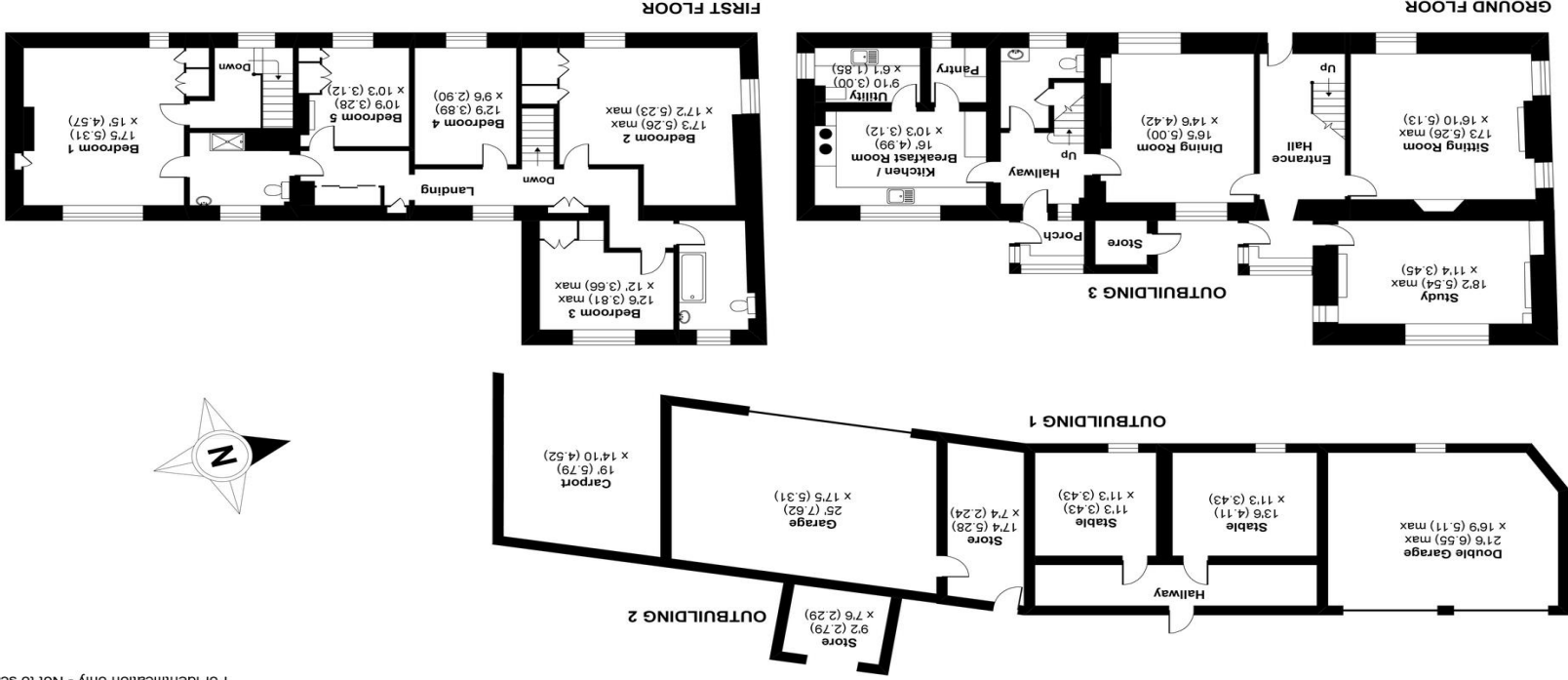


### Nearest Schools

- Sherborne, Millfield
- Castle Cary, Bruton

# Middle Farm, Little Weston, Yeovil, BA22

Approximate Area = 2881 sq ft / 267.6 sq m (excludes carport)  
 Garages = 910 sq ft / 84.5 sq m  
 Outbuildings = 535 sq ft / 49.7 sq m  
 Total = 4326 sq ft / 401.8 sq m  
 For identification only - Not to scale



**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2020.  
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