



Higher Farm, Sutton, Ditchat, Somerset BA4 6QF

£1,450,000 Freehold

COOPER  
AND  
TANNER



# Higher Farm

## Sutton, Ditchheat, BA4 QF

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 6  3  2  23 acres EPC G

£1,450,000 Freehold

### Description

An attractive farmhouse dating back over 400 years set in a rural hamlet just outside Castle Cary. Formerly a dairy farm, there is a versatile and extensive range of outbuildings all set in about 23 acres.

Approached via a gravelled driveway to the front of the house. Steps up to the front of the house there is a part glazed garden room leading to the front door. The reception hall leads to the sitting room which has views to the front. There is a fireplace with exposed stonework and oak beam over. The dining room has a red brick inglenook fireplace with oak beam above and a bread oven inset. There is some exposed stonework, beams and period window shutters. To the rear of the dining room is a useful office that overlooks the rear courtyard. The kitchen has a range of wall and floor cabinets with electric oven and hob. Adjacent to the kitchen is a pantry with flagstone floor. There is a utility room that incorporates a shower room. To the rear of the house is the old dairy and cheese room with adjoining barn that could suit a variety of uses or offer annexe potential. On the first floor there are five bedrooms and a family bathroom accessed from the central staircase and a further first floor bedroom above the cheese room with a separate

staircase. Some of the door frames are low in some parts of the house.

### Outside

The gardens are well stocked and mature with lawns, a terrace and pond. There are some beautiful climbing plants, a Copper beech tree and some fruit trees.

### Outbuildings

There is a stone built single garage with metal up and over door and a larger garage/workshop with loft above to the front of the house. To the rear there are an extensive range of both traditional and more recent agricultural buildings including former cubicle houses, parlour and livestock buildings.

A separate driveway provides access to the farm yard buildings and further parking and hardstanding.





# Higher Farm, Sutton, Shepton Mallet, BA4

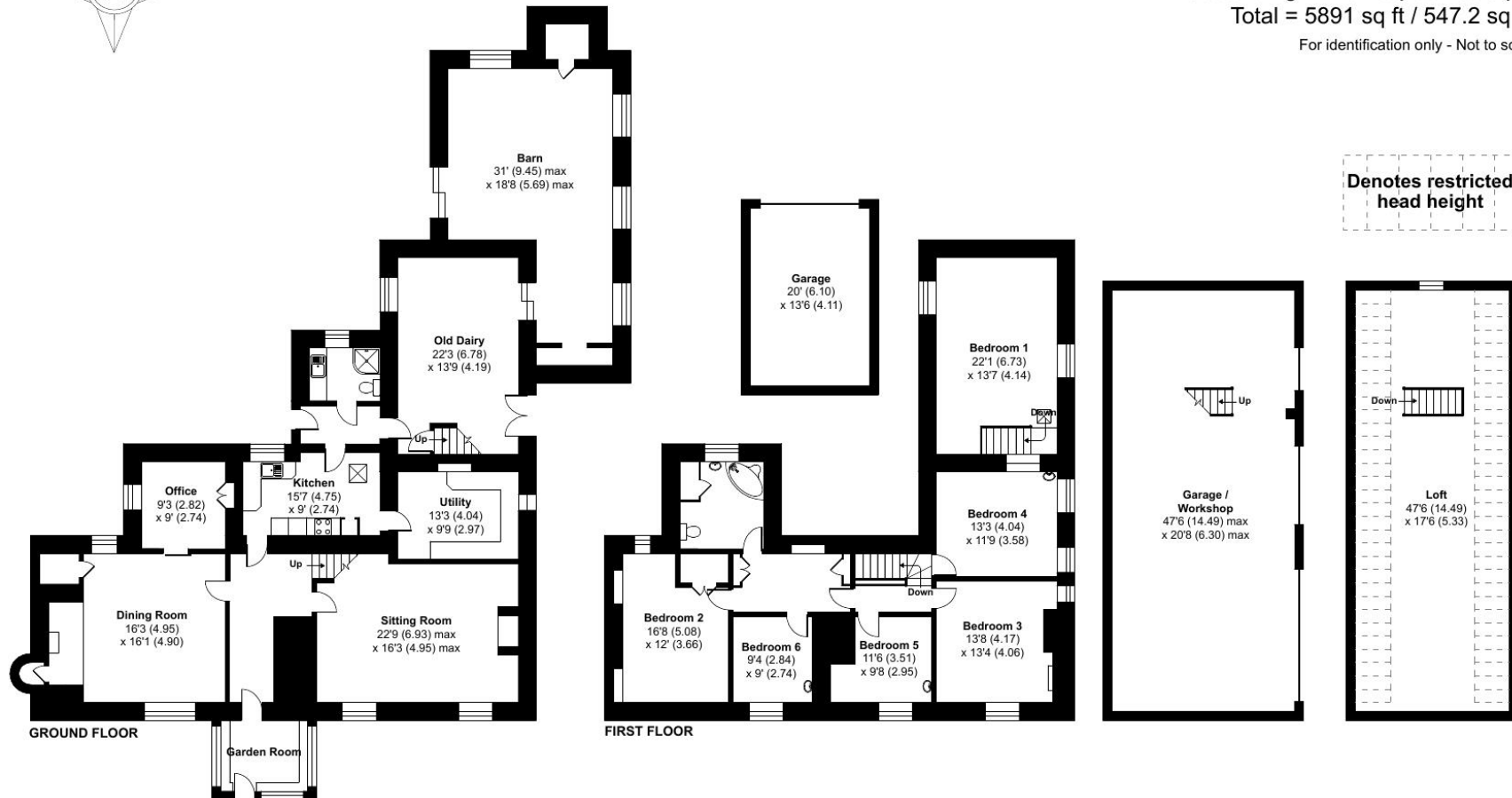
Approximate Area = 4079 sq ft / 378.9 sq m (includes garage)

Limited Use Area(s) = 380 sq ft / 35.3 sq m

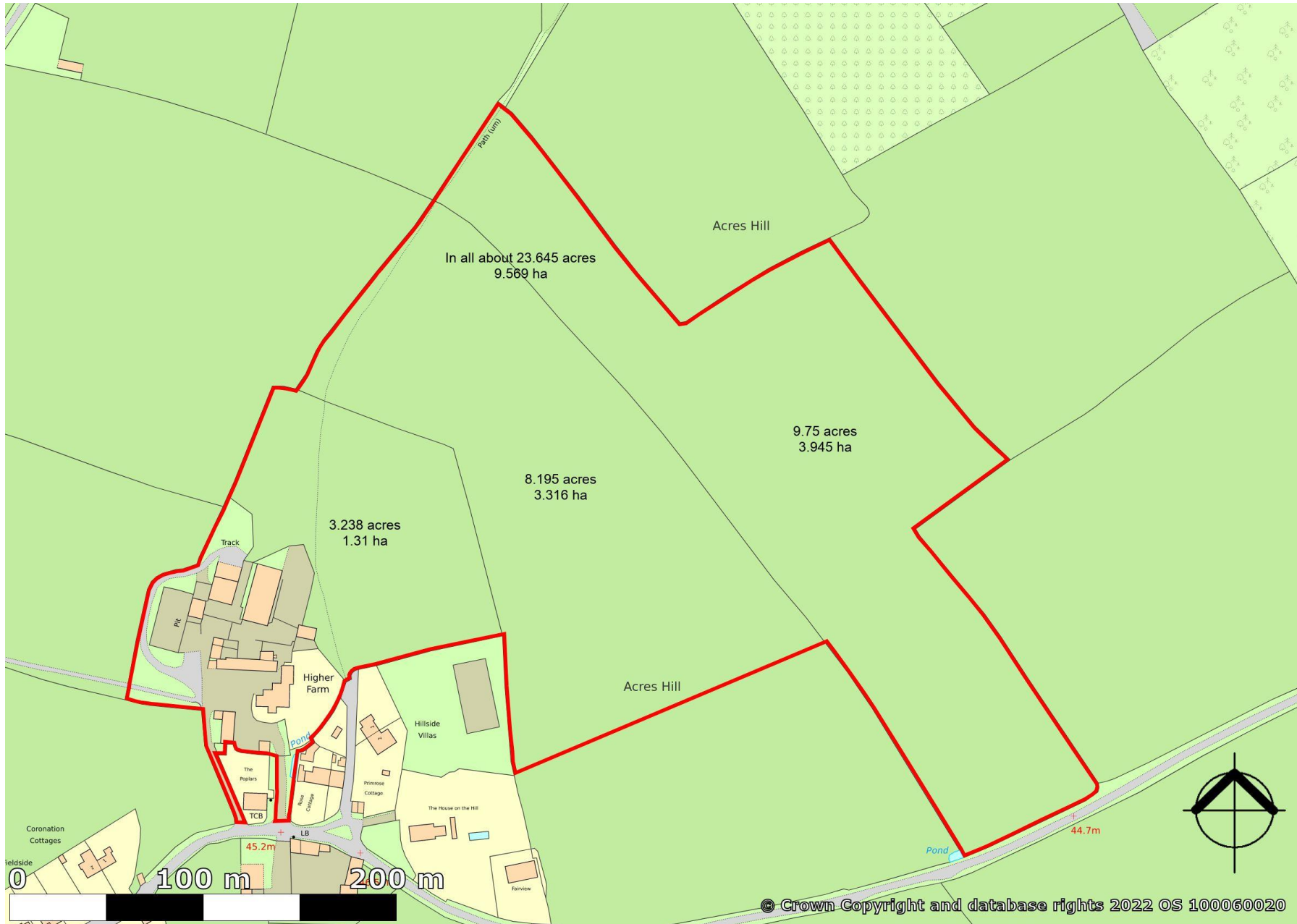
Outbuilding = 1432 sq ft / 133 sq m

Total = 5891 sq ft / 547.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheocom 2022. Produced for Cooper and Tanner. REF: 845054



## The Land

Higher Farm is set on a hill and the land slopes gently in places. It is all in permanent pasture and has been grazed by cattle in recent years and totals just over 21 acres in three paddocks. The soil type is classed as Jurassic and Cretaceous clay (Evesham 3) The land is bordered in part by hedges and post and wire fences.

## Location

Located just over a mile from Castle Cary which is an attractive and bustling market town. It is a haven of historic buildings, independent shops and boutiques and picture-perfect surrounding countryside. The town hosts a weekly market as well as regular events and is home to many independent businesses including shops and art galleries. Amenities include a nursery, a primary and a secondary school, a health centre, a dental practice, library, Post Office, a deli, various grocery stores, newsagents, chemists, pubs and tea shops. The town of Bruton (5 miles) is now home to Hauser and Wirth and their world-class gallery, multi-purpose arts centre and Roth Bar & Grill. The town has excellent schools including King's, Sexey's and also a successful primary

school. Close by are Downside at Stratton on the Fosse, Millfield at Street and Wells Cathedral School. Bruton also has a good range of local shops, pubs and restaurants including the highly regarded 'The Chapel' which also supplies artisan bread and take out pizzas.

## Agents Note

A footpath runs across the land to the North East of the farm buildings to the village of Allhampton.

## Directions

From the A371 just outside Castle Cary, turn into Bolters Lane which runs into the hamlet of Sutton. Higher Farm can be found on your right hand side.



Local Information Castle Cary

**Local Council:** Mendip District Council

**Council Tax Band:** E

**Heating:** No central heating.

**Services:** Private drainage. Mains water. Electric.



### Motorway Links

- A303
- M5



### Train Links

- Castle Cary
- Templecombe



### Nearest Schools

- Ditcheat. Castle Cary
- Bruton



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