

THE RING HOUSE

HADSPEN, CASTLE CARY, SOMERSET

JACKSON-STOPS

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HADSPEN, CASTLE CARY
SOMERSET, BA7 7LX

A HANDSOME AND CHARACTERFUL HADSPEN STONE HOUSE ENJOYING A PEACEFUL SOUTH-FACING SETTING IN A BEAUTIFUL VALLEY, WITH GENEROUS ACCOMMODATION, GARDENS AND PADDOCK CLOSE TO THE NEWT IN SOMERSET



DISTANCES (APPROXIMATE)

CASTLE CARY: 2.5 MILES
CASTLE CARY STATION: 3.2 MILES (LONDON PADDINGTON 1 HR 40 MINS)
BRUTON: 3 MILES
WINCANTON/ A303: 5.6 MILES
SHERBORNE: 13 MILES (LONDON WATERLOO 2 HRS 15 MINS)

GROUND FLOOR

- Dining Room
- Living Room
- Study
- Kitchen/Breakfast Room
- Utility Room
- Cloakroom

FIRST FLOOR

- Prinicpal Bedroom with Ensuite Bathroom
- Double Bedroom with Ensuite Bathroom
- Three Further Bedrooms
- Family Bathroom

OUTSIDE

- Delightful Gardens
- Paddock
- Garages and Outbuildings
- Total Land Circa 4.4 Acres



THE PROPERTY

Built of warm honey coloured Hadspen stone, The Ring House occupies a wonderfully quiet position at the head of the enchanting Hadspen Valley, surrounded by rolling countryside and traditional cider orchards, yet within easy distance of the amenities of Castle Cary either by car or on foot across the fields. The house enjoys a particularly sunny south facing aspect and offers light filled accommodation with high ceilings and deep window sills throughout.

At the heart of the house is the generous and welcoming sitting room with attractive stone fireplace, exposed beams and French doors opening onto the terrace, allowing the room to flow naturally into the garden where one can enjoy the afternoon sun. Leading from here is a study which used to be home to the cider press for the main farmhouse, giving an historical nod to the property's agricultural heritage.

The dining room sits centrally within the house, featuring an inviting brick fireplace with woodburner and connecting conveniently to the kitchen. The kitchen/breakfast room is well proportioned and enjoys a double aspect overlooking the garden, with extensive cupboards, work surfaces and space for a large farmhouse table. There is scope to create a large kitchen dining room by incorporating the adjacent garage. A utility room sits just off the kitchen together with a cloakroom and internal access to the garage.

Upstairs a double height stairwell leads to a spacious landing and a well-balanced arrangement of bedrooms. The large principal bedroom is dual aspect, capturing both morning and afternoon light and benefits from an ensuite bathroom. A family bath and shower room serves three other well-proportioned bedrooms, one of which lies at the far end of the house and is particularly large, offering versatile use and could equally function as guest accommodation or independent living space. Finally, a fifth bedroom enjoys an ensuite bathroom and dual aspect views of the garden and valley.

GARDEN & GROUNDS

The gardens at The Ring House complement the house beautifully. To the front, a delightful, paved garden paints a quintessentially English picture, framed by hollyhocks, abundant shrub and rugosa roses, with clematis and roses scaling the sun-baked stone walls. To the rear, a terrace runs along the length of the house, accessed from the reception rooms and providing an ideal setting for outdoor dining while enjoying the peaceful valley setting. The garden rises gently to a lawn bordered by mature shrubs, beds overflowing with cottage garden perennials, while magnolia, apples and witch hazel provide colour, scent and fruit. A rose arbour leads through to a productive vegetable garden with espalier fruit trees and raspberry beds, all enjoying a sunny south-westerly aspect.

Beyond the formal garden lies a paddock which rises gently up the hillside providing lovely views down the valley. The property also benefits from a double garage with internal access from the house, together with a separate single garage offering additional parking or storage. A driveway creates parking in front of the garages and there is scope to enlarge the parking area if required.

The Ring House offers a rare opportunity to acquire a charming country home in an idyllic, sought-after valley setting, combining peace and privacy with convenient access to the popular market town of Castle Cary.







LOCATION

Hadspen, a thriving village community with an active village hall, is surrounded by magnificent country within easy reach of Castle Cary and Bruton. It is small wonder that Sir Nikolaus Pevsner, the eminent architectural historian, described nearby Castle Cary as Somerset's prettiest town. The centre, which is in a Conservation Area, is dominated by period buildings constructed, in the main, of the distinctive honey coloured local stone and offers a number of traditional shops, excellent boutiques and coffee shops, regular markets and the recently opened restaurants, The Creamery and Rio D'Oro. Surrounding the town is unspoilt and lightly wooded undulating farmland, interspersed with delightful villages.

Communications to this part of the country are excellent. From Castle Cary there are regular train services to Paddington, while Templecombe offers services on the Waterloo line. The A303 links with the M3, much of it dual carriageway, thus putting London within about two and a half hours' drive.

SPORTING AND RECREATION

The area is well provided for with bridleways, quiet lanes and footpaths suitable for cycling, riding and walking. Within close proximity lies the town of Bruton, which plays host to a plethora of attractions, cafes and restaurants, including Briar at No1 Bruton and the Michelin-starred Osip. The Hauser & Wirth gallery, garden, Da Costa restaurant and farm shop, are within a short drive.

The Newt, now well renowned for its many first-class attractions, is just up the road. There is sailing and water sports on the Bristol Channel, Dorset coast or Sutton Bingham and Chew reservoirs. Nearby racing is at Wincanton, Salisbury and Taunton. There are also numerous golf courses in the area and theatres are at Bath, Yeovil, Bristol and Salisbury.

EDUCATION

There are good schools for children of all ages within easy motoring distance, including the Sherborne Schools' group and Millfield. There is a primary school and Ansford Academy (secondary education) in Castle Cary. Nearby, Bruton is well known for its schools, most notably King's Bruton and Sexeys School, a state day/boarding school. Hazlegrove Prep School at Sparkford offers further well-regarded private education.







LOCAL AUTHORITY

Somerset Council 0300 123 2224
Council Tax Band: E

SERVICES

Mains electricity, private water supply, septic tank drainage. Oil fired central heating, LPG gas Jetmaster fire.
Wessex Internet Full Fibre to the Property

EPC: E

AGENTS NOTE

There is a public footpath running up through the paddock.
Private drainage – ask agent for compliance details.
Private water supply – ask agent for details.
Flood Risk: Government flood risk mapping identifies the property as being in an area of LOW RISK from surface water flooding. The seller advises that during an exceptional weather event in 2023 the property experienced some flooding. Buyers should make their own enquiries regarding insurance and flood risk.

CONTENTS, FIXTURES AND FITTINGS

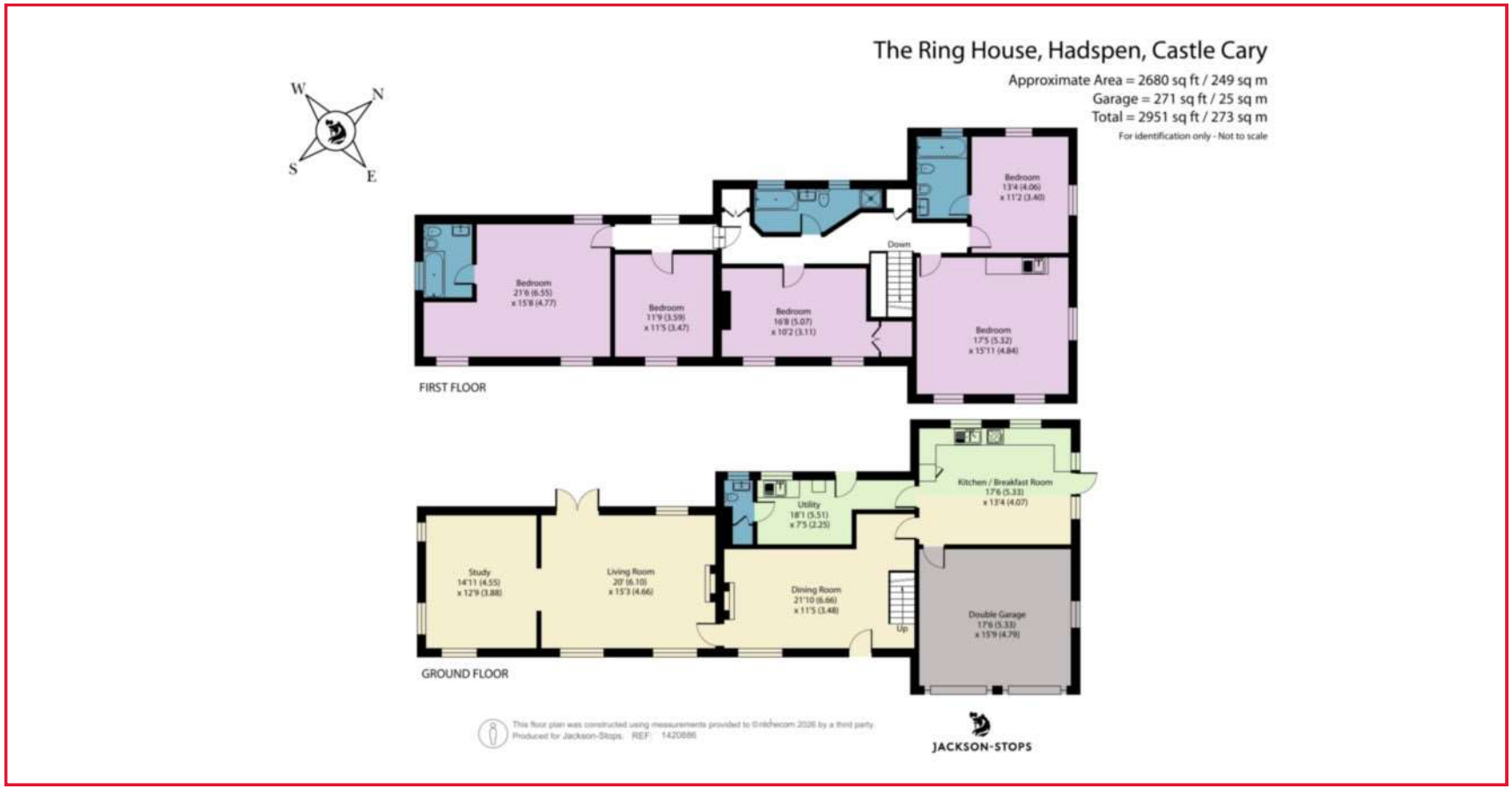
Only those mentioned in these sales particulars together with all curtains, carpets, fitted floor-coverings and light fittings are included in the sale. All others, such as garden ornaments etc. are specifically excluded but may be available through separate negotiation.

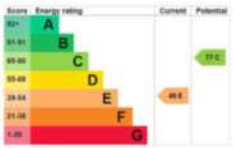
DIRECTIONS AND VIEWINGS

Postcode: BA7 7LX
What3words: ///escorting.daisy.competent

Leave the A303 at Wincanton and proceed on the A371 towards Castle Cary. After 5 miles turn right on the A359 towards Bruton and proceed for roughly 0.3 of a mile before turning left onto Lime Kiln Lane. Continue down to the bottom of the hill and you will see The Ring House in front to the left.

Viewing By appointment only with Jackson-Stops, Sherborne office.
Telephone 01935 810141





Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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