



PETVINS FARMHOUSE

CLAYCASTLE, HASELBURY PLUCKNETT, CREWKERNE, SOMERSET

JACKSON-STOPS 

PETVINS FARMHOUSE
CLAYCASTLE
HASLBURY PLUCKNETT, CREWKERNE
SOMERSET, TA18 7PE

CHARACTERFUL SOMERSET FARMHOUSE IN LARGE GARDENS ON THE EDGE OF A SOCIABLE VILLAGE WITH POPULAR PUB



DISTANCES (APPROXIMATE)

CREWKERNE TOWN/STATION: 3
MILES (LONDON WATERLOO 2 HRS
30 MINS)
YEOVIL: 7 MILES
SHERBORNE: 12 MILES (LONDON
WATERLOO 2 HRS 15 MINS)
JURASSIC COAST: 15 MILES

GROUND FLOOR

- Hall
- Drawing Room
- Dining Room
- Garden Room
- Kitchen/Breakfast Room
- Utility/Cloakroom

FIRST FLOOR

- Principal Bedroom with Ensuite Shower Room
- Two Further Double Bedrooms
- Dressing Room/Single Bedroom
- Family Bathroom

GARDEN AND GROUNDS

- Large Garden
- Double Garage
- Greenhouse and Pond
- Terrace with Victorian Style Glass Roof Veranda



THE PROPERTY

Petvins Farmhouse is a handsome Grade II listed Somerset farmhouse, believed to date from the 18th century and built of honey-coloured local stone beneath a slate roof. Approached through iron gates via a driveway bordered by lawns, the property immediately conveys the character and charm expected of a house of its age, with stone mullioned windows and a traditional stone porch with carved doorway. The welcoming reception hall, with flagstone flooring, leads to the principal reception rooms. The dual-aspect sitting room centres around an impressive inglenook fireplace with oak bressumer beam and wood-burning stove, while the elegant dining room features a carved stone fireplace and views over the gardens. Both rooms retain a wealth of period features including exposed beams, deep window reveals and decorative coving. Improvements undertaken within the last five years include a new boiler, kitchen, bathrooms and secondary glazing. A garden room opens directly onto the terrace and gardens, providing an ideal informal sitting area.

The spacious kitchen/breakfast room is fitted with a hand-built kitchen incorporating a Rangemaster range, integrated appliances and extensive storage. Purpose built seating around the bespoke kitchen table in addition to exposed beams further enhance the room. Beyond are a utility room, cloakroom and rear entrance, ideal for country living.

The first floor provides well-proportioned accommodation including a principal bedroom with Victorian tiled fireplace and Jack-and-Jill en suite bathroom. A dressing room offers flexibility as a nursery or single bedroom. There are three further bedrooms and a family bathroom, with one bedroom enjoying an attractive ox-eye window and far-reaching countryside views.

GARDENS & OUTBUILDINGS

The mature grounds are a particular feature of the property, providing an impressive approach and extensive private gardens. Predominantly laid to lawn, they are complemented by mature trees, colourful borders, mature hedging, rose arches and a variety of climbing plants adorning the house. A secluded seating area enclosed by a clipped yew crescent enjoys evening sunsets, while a pond with fountain, orchard and specimen trees provide year-round interest. A broad terrace adjoining the house, complete with Victorian-style glass veranda, offers an excellent space for outdoor dining and entertaining. To the front, the driveway is flanked by lawns and established planting. A detached double garage provides parking and storage, with a substantial boarded mezzanine above offering useful ancillary space, subject to any necessary consents. Altogether, Petvins Farmhouse combines privacy, character and beautifully established gardens in a quintessential Somerset farmhouse setting.



LOCATION

Petvins Farmhouse is situated on the edge of the pretty village of Haselbury Plucknett, which lies close to the Somerset/Dorset border. The close-knit village benefits from a primary school, church, the popular White Horse pub and a range of clubs and societies. Close-by North Perrott has a farm shop, café and pub, while the market town of Crewkerne is within 3 miles offering a good range of shops including Waitrose, along with a leisure centre and mainline station.

Surrounded by magnificent rolling countryside, this is a beautiful part of the country yet remains extremely accessible due to the A30, A303 and good rail links from Crewkerne on the Exeter to Waterloo line. In addition, the M5 is within reach at Taunton and the village therefore enjoys the best of both worlds, being rural, yet accessible. The regional centre of Yeovil has a good range of facilities whilst Sherborne, dominated by its Abbey and historic schools, offers a wealth of independent shops, boutiques and cultural facilities. The historic Jurassic coast with its popular beaches and water sports is only half an hour away.

SPORTING AND RECREATION

There are numerous golf courses within easy motoring distance including Sherborne and Yeovil. Racing at Wincanton, Salisbury, Bath and Exeter; water sports on the Dorset coast (about 30 minutes) or on Sutton Bingham Reservoir nearby. Riding and walking on an extensive network of bridleways and footpaths including the Macmillan and Monarch's Way routes. Theatres at Bath, Taunton, Salisbury and Bournemouth. The Newt country estate and Hauser and Wirth in Bruton provide further cultural opportunities.

EDUCATION

The area is particularly noted for the high quality of its independent schools including the well-regarded Perrott Hill (less than 2 miles away) and Hazlegrove prep schools, the Sherborne Schools Group, Port Regis, Leweston and Bruton Schools as well as Bryanston School in Blandford Forum. State provision at Wadham and Beaminster is within accessible reach, while there are primary schools at Haselbury Plucknett, Crewkerne, Merriott and Hinton St George.



LOCAL AUTHORITY

Somerset Council. 0300 123 2224
Council Tax Band: F

SERVICES

Mains water, drainage and electricity
LPG central heating
Wessex Internet FFTTP

EPC - Exempt

CONTENTS, FIXTURES AND FITTINGS

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

DIRECTIONS AND VIEWINGS

Postcode: TA18 7PE
What3words: ///agent.knowledge.welcome

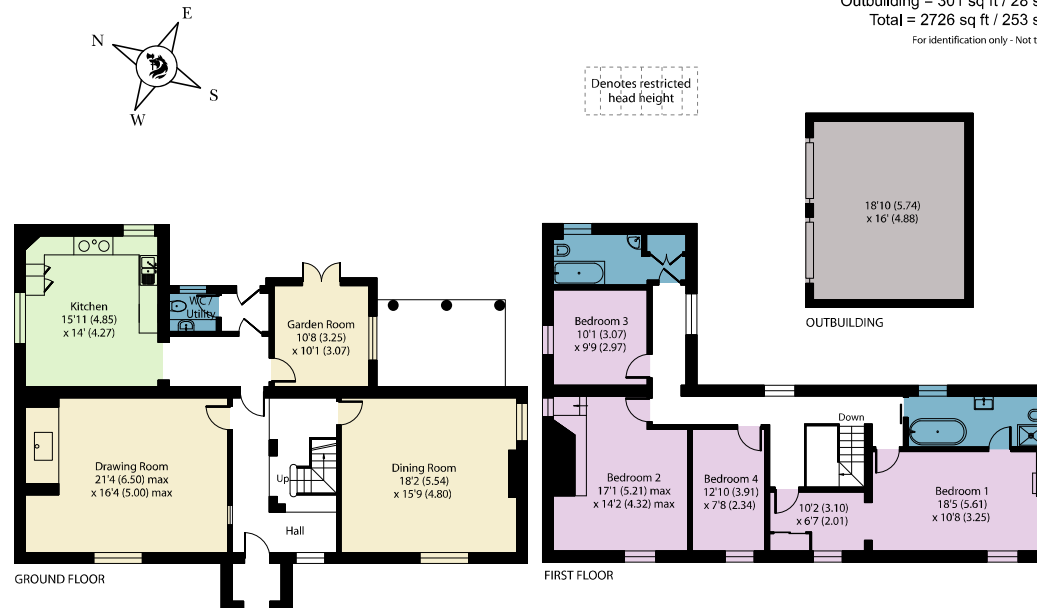
From Yeovil, take the A30 westwards, passing through West Coker and East Chinnock and turn left after about 2 miles signposted Haselbury Plucknett on the A3066. Proceed through Haselbury Plucknett, pass the school on your left and turn left onto Clay Castle at the grass triangle, signposted Hardington. Continue for about 1/3 of a mile and turn right into Petvins Court where you will find the drive for Petvins Farmhouse immediately on your left.

VIEWINGS: Only by appointment with Jackson-Stops' Sherborne office: 01935 810141

Petvins Farmhouse, Claycastle, Haselbury Plucknett, Crewkerne

Approximate Area = 2425 sq ft / 225 sq m
 Outbuilding = 301 sq ft / 28 sq m
 Total = 2726 sq ft / 253 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Jackson-Stops. REF: 1472564



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.

SHERBORNE

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