



HILL ASH FARMHOUSE
WOOLSTON, NORTH CADBURY, SOMERSET

JACKSON-STOPS 

**HILL ASH FARMHOUSE
WOOLSTON, NORTH CADBURY
SOMERSET, BA22 7BL**

AN ELEGANT GRADE II LISTED SOMERSET
FARMHOUSE WITH SELF-CONTAINED ANNEXE,
BARN, Paddock AND BEAUTIFULLY ESTABLISHED
GARDENS IN A PEACEFUL RURAL HAMLET CLOSE
TO NORTH CADBURY



DISTANCES (APPROXIMATE)

NORTH CADBURY VILLAGE: 1.2 MILES
CASTLE CARY TOWN AND STATION - 6
MILES (LONDON PADDINGTON
APPROXIMATELY 1 HR 30 MINS)
THE NEWT IN SOMERSET: 6 MILES
BRUTON: 9 MILES
SHERBORNE: 10 MILES (LONDON
WATERLOO 2 HRS 10 MINS)

MAIN HOUSE

- Entrance Hall
- Cloakroom
- Sitting Room
- Drawing Room
- Kitchen
- Family/Dining Room
- Principal Bedroom with En-Suite Bathroom
- Guest Bedroom with En-Suite Shower Room
- Three Further Bedrooms
- Family Bathroom

ANNEXE

- Living/Dining Room with Kitchen Area
- Study
- Wet Room
- Mezzanine Bedroom
- WC

GARDENS AND GROUNDS

- Wrap-around Gardens
- Double Garage
- Traditional Corrugated Barn with Loose Boxes Inside, Power and WC
- Paddock
- Extensive Parking
- Terraces
- Plot of Just Under 2 Acres



THE PROPERTY

Hill Ash Farmhouse is an elegant Grade II listed Somerset farmhouse, believed to date from the early eighteenth century. Constructed of mellow Cary stone with rendered and brick elevations beneath a combination of thatched and tiled roofs, it occupies a wonderfully peaceful position within the rural hamlet of Woolston. Sympathetically extended over the years, the house successfully combines its rich architectural heritage with beautifully designed contemporary living, creating a family home that is both immensely practical and full of character. The original farmhouse retains many of the features expected of a property of this calibre, including exposed ceiling beams, reclaimed internal doors and a charming mix of flagstone, timber and tiled floors, all contributing to its warm and welcoming atmosphere. A generous reception hall leads through to the principal reception rooms. Both the sitting room and drawing room are beautifully proportioned, each centred around an impressive stone inglenook fireplace that serves as an attractive reminder of the property's history (however they are currently not in use). To the rear of the house, a striking oak-framed extension has transformed the way the property is enjoyed today. Designed very much as the heart of the home, the impressive kitchen, dining and family room is a wonderfully sociable space, equally suited to everyday family life and larger-scale entertaining. A glazed lantern roof floods the room with natural light, whilst twin sets of French doors open directly onto the terraces and gardens, creating a seamless connection between inside and out. The bespoke Shaker-style kitchen is fitted with painted cabinetry beneath granite worktops and incorporates a Falcon range cooker, integrated dishwasher, generous central island with inset sink and excellent storage throughout. A walk-in pantry provides additional practicality, while the open-plan arrangement allows each area to flow effortlessly into the next. Beyond the kitchen lies a utility room and rear hall, providing convenient access to the gardens, annexe and parking areas. The first floor continues to impress with notably light and well-proportioned accommodation. Timber flooring extends throughout much of the house, complemented by newly fitted carpets where appropriate. The principal bedroom enjoys an en-suite bathroom and access to a substantial loft extending along much of the house, providing exceptional storage. A guest bedroom also benefits from en-suite facilities, whilst three further bedrooms are served by a well-appointed family bathroom. Traditional shutters to several of the bedrooms provide an elegant finishing touch and further complement the property's period character.

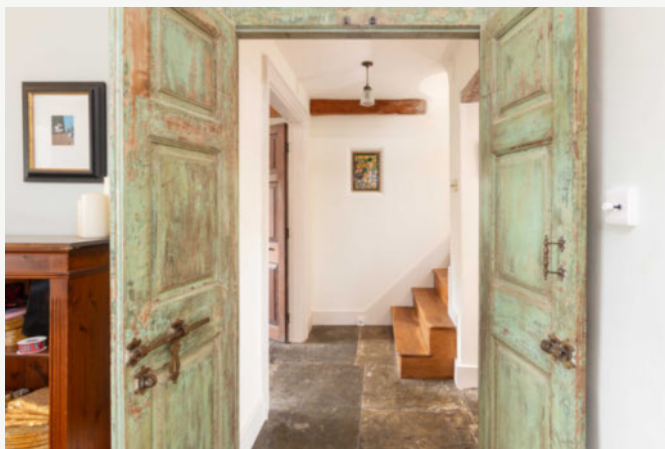
THE ANNEXE

Providing a valuable degree of flexibility, the annexe offers excellent ancillary accommodation for visiting family, independent guests, multi-generational living, home working or potential holiday letting, subject to any necessary consents. Equally, it could readily be incorporated into the principal house to create additional living accommodation if required. Accessed via the rear hall, the accommodation comprises a spacious open-plan living room with kitchen area, separate study and contemporary wet room. French doors open to both the front parking area and a private rear terrace, allowing the annexe to enjoy its own outdoor space. A staircase rises to an impressive mezzanine bedroom with skylights and WC facilities, creating a comfortable and private retreat.

GARDEN & GROUNDS

Hill Ash Farmhouse is approached via a cattle grid from the quiet country lane, with a private driveway flanked by an attractive stone wall leading to a generous gravelled parking and turning area providing space for numerous vehicles and access to the detached double garage. The wrap-around gardens are a particular highlight, having been thoughtfully designed to provide interest and enjoyment throughout the seasons. Sweeping lawns are interspersed with mature trees, established hedging, colourful herbaceous borders, climbing roses and a wide variety of shrubs, creating a wonderfully private and picturesque setting. Several terraces and seating areas have been carefully positioned to capture the changing light throughout the day, offering idyllic spaces for outdoor dining, entertaining or simply relaxing whilst enjoying the surrounding countryside. A particularly enchanting feature is the secluded sunken garden, where a tranquil pond is crossed by a charming Japanese-style bridge and surrounded by mature planting, creating an attractive and peaceful retreat. Beyond the formal gardens stands a traditional corrugated iron barn incorporating loose boxes, power and WC facilities. Offering excellent ancillary storage, the building also presents exciting potential for a variety of alternative uses, subject to the necessary consents. The adjoining paddock is securely stock-proofed and benefits from a water supply (currently disconnected), making it well suited to grazing, equestrian interests or simply enhancing the property's delightful rural setting.

Offering an exceptional balance of character, practicality and versatility, Hill Ash Farmhouse is a rare country property that effortlessly combines elegant family living with ancillary accommodation and attractive gardens, all within one of Somerset's most desirable locations.





LOCATION

Hill Ash Farmhouse occupies a peaceful position within Woolston, a small rural hamlet surrounded by the rolling countryside of Somerset. The setting provides a wonderful sense of privacy and tranquillity whilst remaining well connected for access to nearby villages, towns and transport links. The sought-after village of North Cadbury lies just over a mile away and provides a primary school, parish church, village hall and a community shop. The village has a strong community spirit and offers an excellent base from which to enjoy the surrounding countryside. Castle Cary, Bruton, Sherborne and Yeovil are all within easy reach, offering a wide range of independent shops, restaurants and everyday amenities. Castle Cary station provides direct services to London Paddington, whilst the A303 is readily accessible for journeys throughout the South West and beyond. This is a particularly attractive part of Somerset, renowned for its rolling countryside, historic villages and cultural attractions.

SPORTING AND RECREATION

There are excellent opportunities for walking, cycling and riding in the surrounding countryside, with an extensive network of footpaths and bridleways nearby. Golf is available at Sherborne, Yeovil and Long Sutton, whilst racing can be enjoyed at Wincanton, Bath and Salisbury. Further cultural and leisure opportunities include The Newt in Somerset, Hauser & Wirth, Stourhead and Babington House.

EDUCATION

The area is particularly well served by an excellent selection of schools for children of all ages, including Hazlegrove Preparatory School, the Sherborne Schools Group, King's Bruton, Sexey's School, Millfield, Leweston, Bryanston and Port Regis. Local state education includes primary schooling at North Cadbury and surrounding villages.



LOCAL AUTHORITY

Somerset Council: 0300 123 2224

Council Tax Band: F

SERVICES

Mains electricity and water

Private drainage

Oil-fired central heating

Fibre broadband with 1Gbps+symmetric speeds available

EPC: Exempt (Grade II Listed)

CONTENTS, FIXTURES AND FITTINGS

Only those items specifically mentioned within these sales particulars are included in the sale. All other items, including curtains, carpets, light fittings, garden ornaments and similar items, are specifically excluded but may be available by separate negotiation.

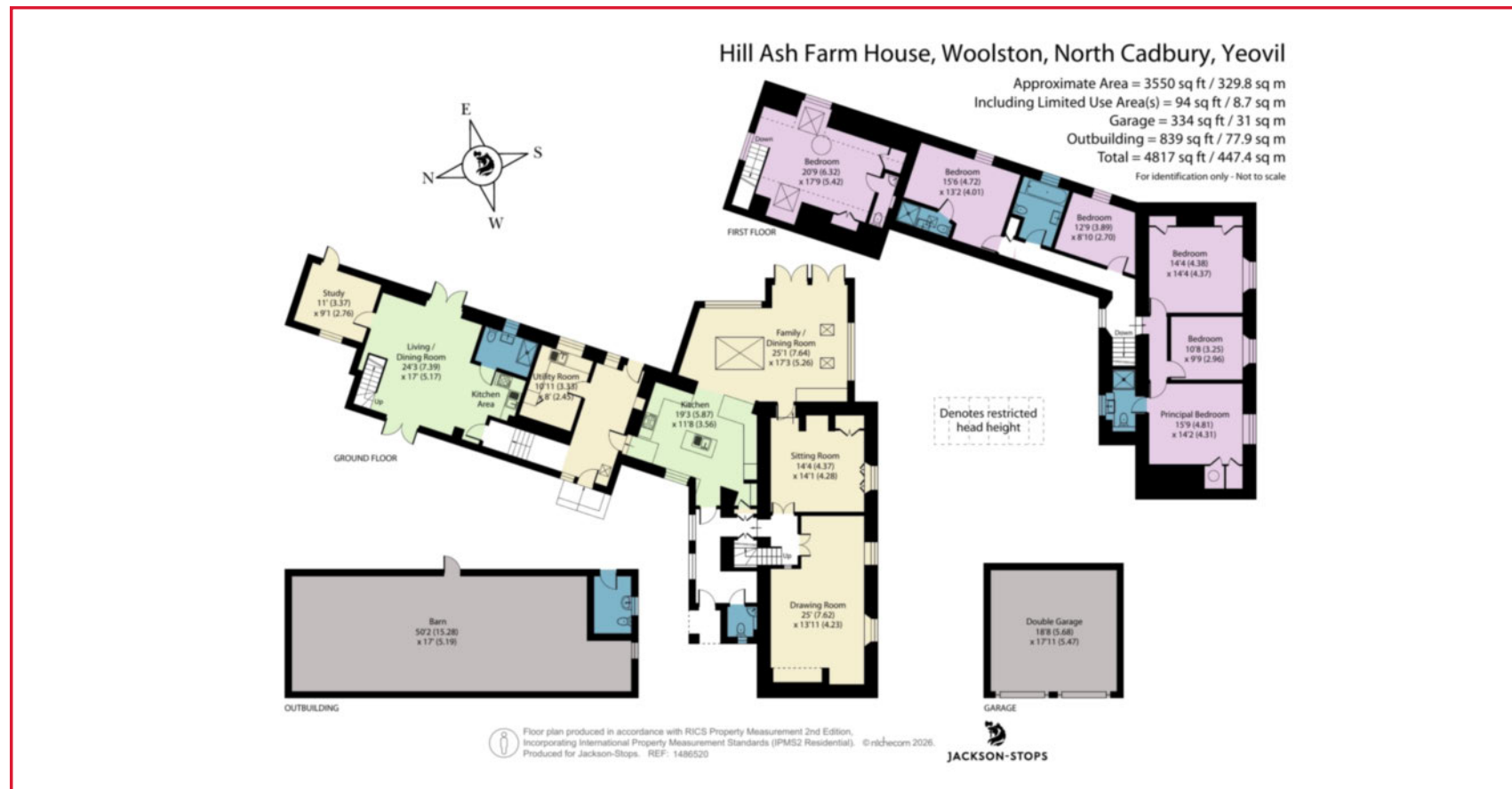
DIRECTIONS AND VIEWINGS

Postcode: BA22 7BL

What3words: ///prouder.upwardly.cups

From the A303, take the turning signposted Blackwell. Continue through the lanes towards Woolston and follow signs into the hamlet. Hill Ash Farmhouse is situated on the right-hand side at the junction with Dodinall House Road, approached via the private driveway.





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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