



Woolston, North Cadbury, Somerset, BA22

Guide Price: £1,875,000

Freehold

Woolston

North Cadbury, Somerset, BA22

 7  3  3  3,378 sq ft

An Impressive Edwardian Country Residence

Set Within 2.715 Acres of Gardens and Paddock

Beautiful Interiors Retaining an Abundance of Character

Private Gated Driveway and Double Garage

Rural Setting Within the Sought-After Village of Woolston

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ABOUT THE PROPERTY

Set within approximately 2.715 acres, Ferngrove Farm is a much-loved family home of 30 years, presenting a rare opportunity to acquire an impressive Edwardian country residence in a peaceful rural setting within the hamlet of Woolston. Extending to over 3,300 sq. ft. across three floors, this substantial seven-bedroom home combines the elegance and character of a period property with a beautifully considered refurbishment completed in 2021. The property enjoys generous grounds, a separate paddock, private driveway and double garage, while the rural setting is complemented by excellent road links via the nearby A303.





GROUND FLOOR

The entrance hall sets the tone with solid oak flooring, a traditional staircase and a wealth of natural light. Two elegant reception rooms, a sitting and dining room, provide more formal spaces for relaxing and entertaining, both featuring multi-fuel burners set within characterful fireplaces. A separate hallway provides access to the useful utility room, fitted with navy cabinetry, a Belfast sink and space for a washing machine, tumble dryer and fridge/freezer. The kitchen/breakfast room forms the heart of the home, beautifully combining everyday family living with a welcoming space for entertaining. Sage cabinetry, marble-effect worktops and a central island with pendant lighting create a sophisticated finish, complemented by an AGA beneath a brick archway and double ceramic sink with swan neck tap. Integrated appliances include a dishwasher and Neff oven with four-ring hob and extractor above. Beyond the kitchen, the generous breakfast room enjoys a roof lantern, French doors and a pleasant outlook across the gardens. The adjoining snug provides a more relaxed space, with fitted storage, a multi-fuel burner and French doors opening out to a private walled courtyard. Completing the ground floor is a practical boot room with bespoke fitted cabinetry and cloakroom with a WC and basin.

FIRST FLOOR

The first-floor landing gives access to four well-proportioned bedrooms, two linen cupboards and the family shower room, with stairs continuing to the second floor. The generous principal bedroom features a characterful fireplace and built-in wardrobes, while its beautifully appointed en-suite includes a freestanding bath, separate corner shower, vanity basin, high-level WC and underfloor heating. Three further double bedrooms provide flexible accommodation, with a combination of fitted storage and attractive sash windows. A stylish shower room serves the first floor and benefits from a corner shower, vanity with twin basins, WC and underfloor heating.

SECOND FLOOR

The second floor provides a further three bedrooms, offering excellent flexibility for family, guests, hobbies or home working. Two of the bedrooms are thoughtfully arranged with separate sleeping and dressing areas, each benefiting from Velux windows and useful eaves storage. A further single bedroom, also with a Velux window and eaves storage, completes the bedroom accommodation. The second-floor bathroom comprises a freestanding roll top bath with shower attachment, basin, WC and Velux window.



OUTSIDE

Approached through double gates, the gravelled driveway provides extensive parking and leads to a substantial double garage, with power and lighting. The principal gardens lie predominantly to the front of the house, where an expansive lawn provides an attractive approach to the property. A paved patio adjoining the kitchen and breakfast room provides an ideal space for outdoor dining and entertaining, with views extending across the gardens and towards the surrounding countryside. A summer house adds further versatility, while mature planting and established trees provide privacy.

Beyond the formal garden lies the property’s enclosed paddock of approximately two acres, accessed through its own gated entrance. With a mixture of native and fruit trees, this valuable area of land offers considerable versatility, whether retained as additional green space, used for recreational purposes or providing potential for a smallholding or other lifestyle use, subject to any necessary consents.

LOCATION

Woolston is a peaceful rural hamlet within the parish of North Cadbury, set amongst the rolling countryside of South Somerset. Nearby North Cadbury offers a strong sense of community, with the historic North Cadbury Court, village shop and post office, St Michael’s Church and the popular Catash Inn. The nearby towns of Castle Cary, Wincanton and Bruton provide a wider range of shops, cafés, restaurants and leisure facilities, with excellent schooling available locally and further afield. Castle Cary railway station offers direct services to London Paddington, whilst the A303 provides convenient road links towards London and the South West. Combining beautiful countryside with excellent accessibility, Woolston offers an appealing rural lifestyle.



ADDITIONAL INFORMATION

Tenure: Freehold
Council Tax Band: F
Local Authority: Somerset

Services: Oil-Fired Central Heating, Mains Water, Private Drainage, Electricity and Telephone all subject to the usual utility regulations.

Broadband & Mobile: Coverage for this property can be checked at: www.ofcom.org.uk/phones-and-broadband

Flood Check: www.gov.uk/check-flooding

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	74 C
39-54	E		
21-38	F		
1-20	G		

VIEWING

Strictly by appointment with the agents at KingsLand Property.
Tel: 01963 34455
Email: sales@kingslandproperty.com

Woolston, North Cadbury, Somerset BA22

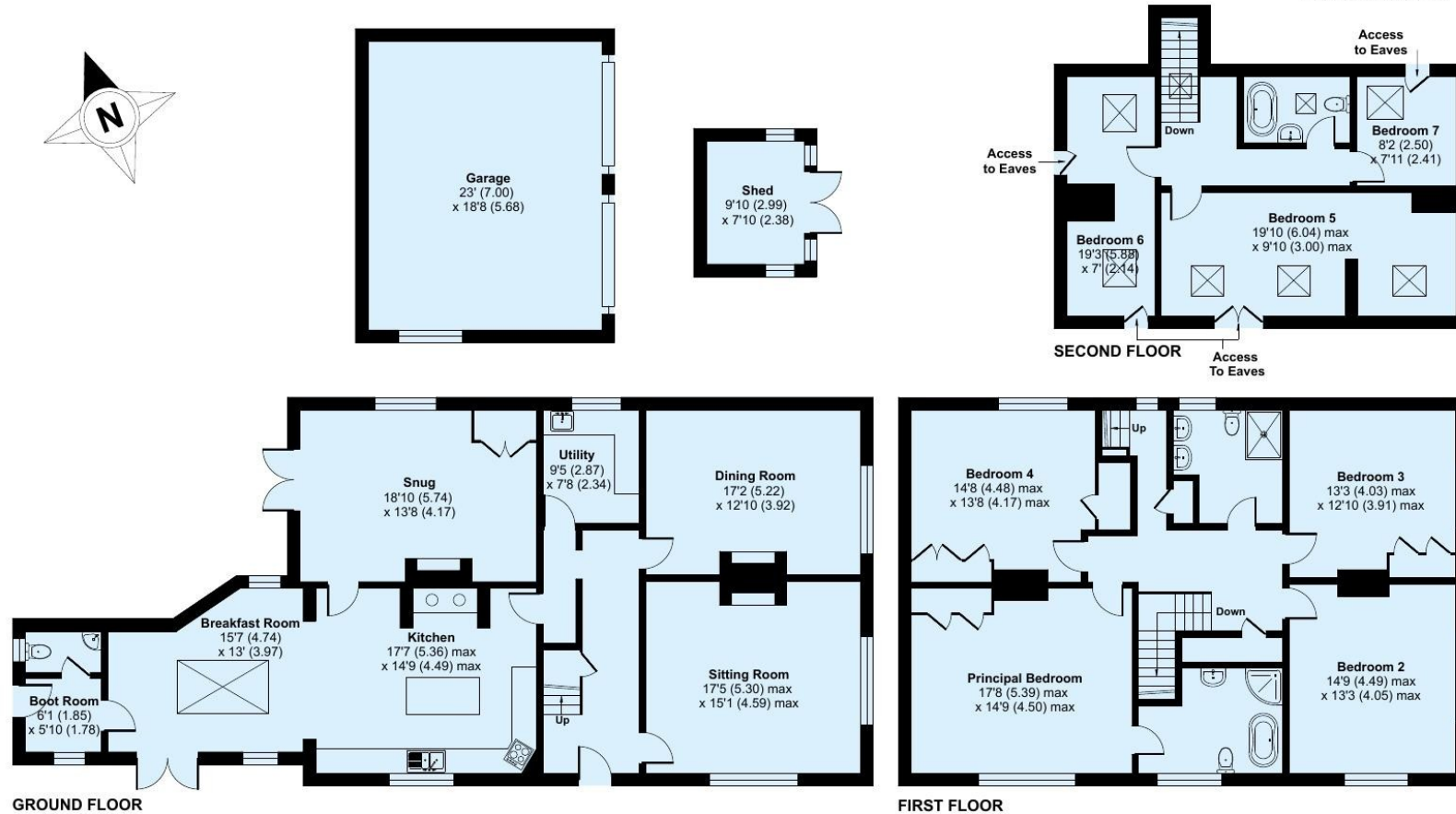
Approximate Area = 3378 sq ft / 313.8 sq m

Garage = 428 sq ft / 39.7 sq m

Outbuilding = 77 sq ft / 7.1 sq m

Total = 3883 sq ft / 360.6 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). © nrichcom 2026. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 1514321



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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.