

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



CHURCH FARM, ASHWICK, OAKHILL, SOMERSET, BA3 5BE



**CHURCH FARM,
ASHWICK, OAKHILL, SOMERSET, BA3 5BE**

*Oakhill 3.5 miles, Wells 7 miles, Bruton 11 miles, Frome 13 miles, Bath 15 miles,
Bristol airport 19 miles, Bristol 20 miles*

A traditional Somerset farmhouse in an historic village, on a quiet lane in the rolling Mendip Hills. Carefully renovated over the years to create a glorious 4 bedroom family home with equestrian facilities, a pool and wonderful southerly views over its own land.

The house has an entrance hall, utility room, kitchen/dining room, snug, central hall, sitting room, 4 bedrooms and a family bathroom.

Outside there is a boiler room, garden with large terrace, swimming pool with decked pool area, pool shed, covered car port (3 cars), garage, yard and drive for parking, cow shed, lean-to hayloft, mobile field stables and tack room, manège and additional mobile field shelter. All within just over 10 acres.

Guide Price £1,350,000

Location

Ashwick is an ancient settlement going back to the 9th Century AD, but with much older connections – dating back to more than 4,000 years BC and there are two Roman roads crossing the area. In early modern times the people of Ashwick were very active in the wool trade. Then in 1767, thanks to the excellent quality of the Mendip spring water, the Oakhill Brewery was started. Oakhill is a couple of miles south with facilities such as a pub, clubs, school and doctors surgery while Ashwick itself has a very friendly community, a church and a church hall with plenty going on for all ages and tastes.

A largely rural area with picturesque rolling countryside scattered with outlying farms. Agriculture is now the main economic activity locally. Many residents commute to surrounding towns, including Bath and Bristol or even London.

Description

Originally a traditional, small scale, dairy farm with numerous outbuildings, some of which have been repurposed, this idyllic property is a rare find. The current owners have completed a thorough renovation of the house and gardens over the last 12 years. The house retains many original features, including flagstone floors, ledge and brace doors, mullion windows complimented with recent additions of oak windowsills, oak shutters, quality insulation internally and custom-made timber wardrobes.





The house sits proudly overlooking its land which slopes to a valley and rises on the other side. This undulating terrain has been landscaped and enhanced. Close to the house the garden, terraces and the pool mean enjoying the outside is effortless and fun. Equestrian facilities and considered planting, diversify the wider environment and there is scope to develop outbuildings further which offers exciting potential in the striking setting.

Accommodation

The front door opens to an entrance hallway where there is a large cupboard for coats and boots. Throughout the ground floor there are original flagstone floors which set the tone in this classic house. To the right there is a utility room with fitted units, oak work surface, Belfast sink and space for a washing machine and tumble dryer, there is also a w.c.. The kitchen next door is a large room with space for a table and chairs. It has fitted units, oak work surface, integrated dishwasher, and electric oven, hob, and Aga. There are two windows to the northwest, one of which is over the double ceramic sink. A door leads to the snug which has a log burning stove and window to the south. Next to this is central hallway where the front door gives access to the lane. Beyond this is a sitting room which is dual aspect. It has an oak floor and a wood burning stove is a focal point at the end of the room. French doors open to the south and provide access to the garden.

Upstairs there are four bedrooms and a large family bathroom with tongue and groove panelling, a free-standing slipper bath and separate shower cubicle.

Outside

The house is approached through a gateway in the traditional stone wall. A large concrete yard area provides plenty of parking between two barns. On the west side of the yard is a large cow barn with sliding vehicular doors on the south side and a door on the north side. This spacious building still has the original bays. On the south side of the yard there is a traditional stone-built barn, part of which is open and used as a carport for 3 cars. The remaining section is a store/garage with a metal up and over garage door to the front.

Another traditional stone wall divides the yard area from the garden and an attractive wooden gate opens to an expansive terrace with bags of space for seating and super views. The rest of the garden is laid to lawn with floral borders and attractive, traditional, stone, retaining walls. There are a couple of raised vegetable beds to the north side of the house along with a large wood chip deck area perfect for trampoline or children's play agreement. The southern boundary has post and rail fencing dividing the paddock and orchard (fenced off as a chicken enclosure). Timber gates provides access by the vegetable bed to the lane and another gate provides access to the paddock.

The paved terrace is on a level with the house and yard, and steps lead down to a swimming pool. This recent addition is fun for young and old alike with plenty of space for sunbeds and socializing. Surrounded by contemporary, composite decking with stylish fencing this elevated area is a super addition to the property.





The land stretches southwards and at the bottom of the valley is a manège and a mobile stable unit comprising of two stables and central tack room which sits on a concrete yard. Up the other side of the valley, part of the land has been planted with beech, oak, and various other indigenous species to create a woodland and wildflower meadow, beyond this there are two further fields of pasture, one with a mobile field shelter. At the top there is vehicular access to a lane.

Tenure and other points

Freehold. Not listed. Mains electricity and water. Private drainage and electric central heating and hot water. Coal fired Aga. Internally insulated walls. Council Tax Band F. EPC Rating D.

Directions

In Oakhill take the High Street west for approx. 120mts, turn right up Zion Hill. Follow this for approx. 530mts and take the fork right onto Pound Lane, then take the left towards the church. The house is located immediately after the church hall on the right.

What3Words:///factoring.coconuts.nimply

ABOUT THE AREA

Ashwick is a village on the northern side of Oakhill which is a small village on the beautiful Mendip Hills, 7 miles north of Wells and about 15 miles and 18 miles south of Bath and Bristol respectively. It has regular buses to Wells, Bath, Midsomer Norton, Bruton and Strode College.

Wells, the smallest city in England (population about 11,000), has local markets twice a week and many medieval buildings including the Cathedral and moated Bishops Palace. It has a busy local shopping centre and a broad range of societies and activities.

Bristol and Bath are both fine historic cities which are rapidly growing economic centres.

There are good communications with the A37 nearby and fast speed train services from Castle Cary (11 miles south) or Bath Spa (about 11 miles). The airport is about 17 miles away.

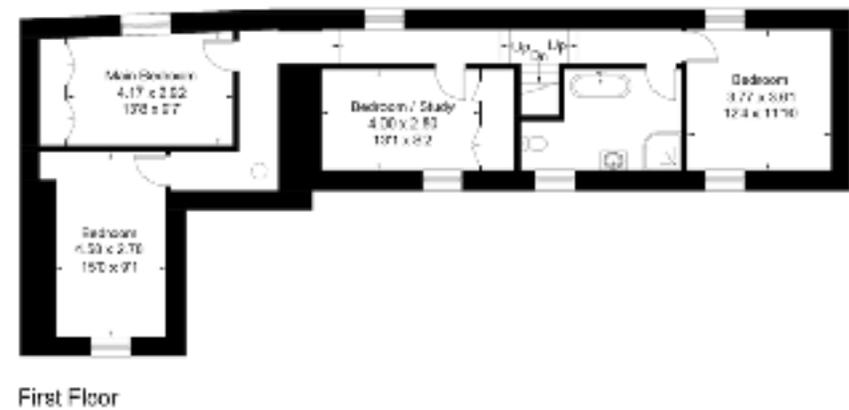
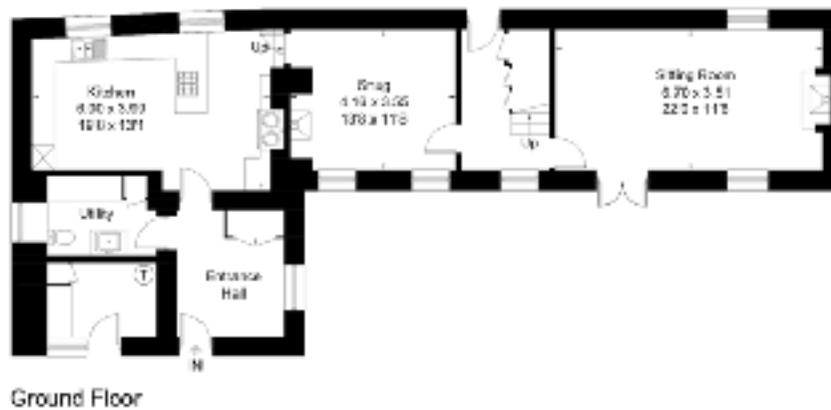
The village has a church, a well-regarded primary school, a gastro pub and an active and friendly community with many local events. Babington House and Vobster Quay open water swimming and diving centre are within about 8 miles.

There are excellent state & independent schools in the area including Wells Blue School, Wells Cathedral School, Millfield, Downside and All Hallows plus those in nearby Bruton and Bristol and Bath.

The landscape of the area has changed little over the centuries because of strict planning laws and careful stewardship by landowners. This beautiful countryside is very accessible with small quiet lanes and numerous footpaths, which make it very pleasant for walkers and cyclists. There are also numerous sporting, cultural and social activities and organisations available.



Approximate Floor Area = 189.4 sq m / 1823 sq ft
 Outbuildings = 166.3 sq m / 1790 sq ft
 (Excluding Open Space)
 Total = 355.7 sq m / 3613 sq ft



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