



Down Close Farm, Emborough, Somerset BA3 4SE

£875,000 Freehold

COOPER
AND
TANNER



CGI of proposed accommodation

Down Close Farm, Emborough, Somerset

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 3  1  2  41.79 acres EPC N/R

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Description

Down Close Farm offers a rare opportunity to acquire a plot of land with high nature value (approx. 42 acres) plus planning permission for the construction of a superb family home in a peaceful rural setting.

The farmstead is situated in a tranquil location on the outskirts of the village of Emborough, in Somerset, close to Emborough Pond (also known as Lechmere Water), a 10-acre lake just south of the village. It has breathtaking views over the surrounding area and is a haven for wildlife, benefiting from mature trees, meadows and a reliable natural spring.

Down Close Farm currently houses a small range of agricultural buildings, but consent has been obtained by the current owners to demolish all the existing buildings and replace them with a single-storey dwelling.

The new L-shaped house has been sensitively designed to make the most of the beautiful Somerset countryside. The open-plan reception room, kitchen and dining area has floor-to-ceiling sliding doors that open onto a terrace with southerly views across a meadow to trees beyond, creating a sense of flow from inside to outside. Next to the kitchen is a utility room with space for storage and appliances and a door into the garden. Opposite the utility room is a separate reception room that would make a great study. There are three double bedrooms, all accessed from an inner hallway, with a family bathroom and separate shower room. The master bedroom also has

the benefit of a door that opens onto the garden. The accommodation measures approximately 180 sq m.

The house has been designed to have minimal impact on the landscape, both visually and environmentally. Vertical timber cladding will silver over time and be complemented by a pale grey standing seam roof and windows. The dwelling has been carefully situated to provide shelter and privacy and to be largely invisible in its surroundings. Positioned facing south, it has glazed elevations that maximise the natural light and make the most of the stunning views.

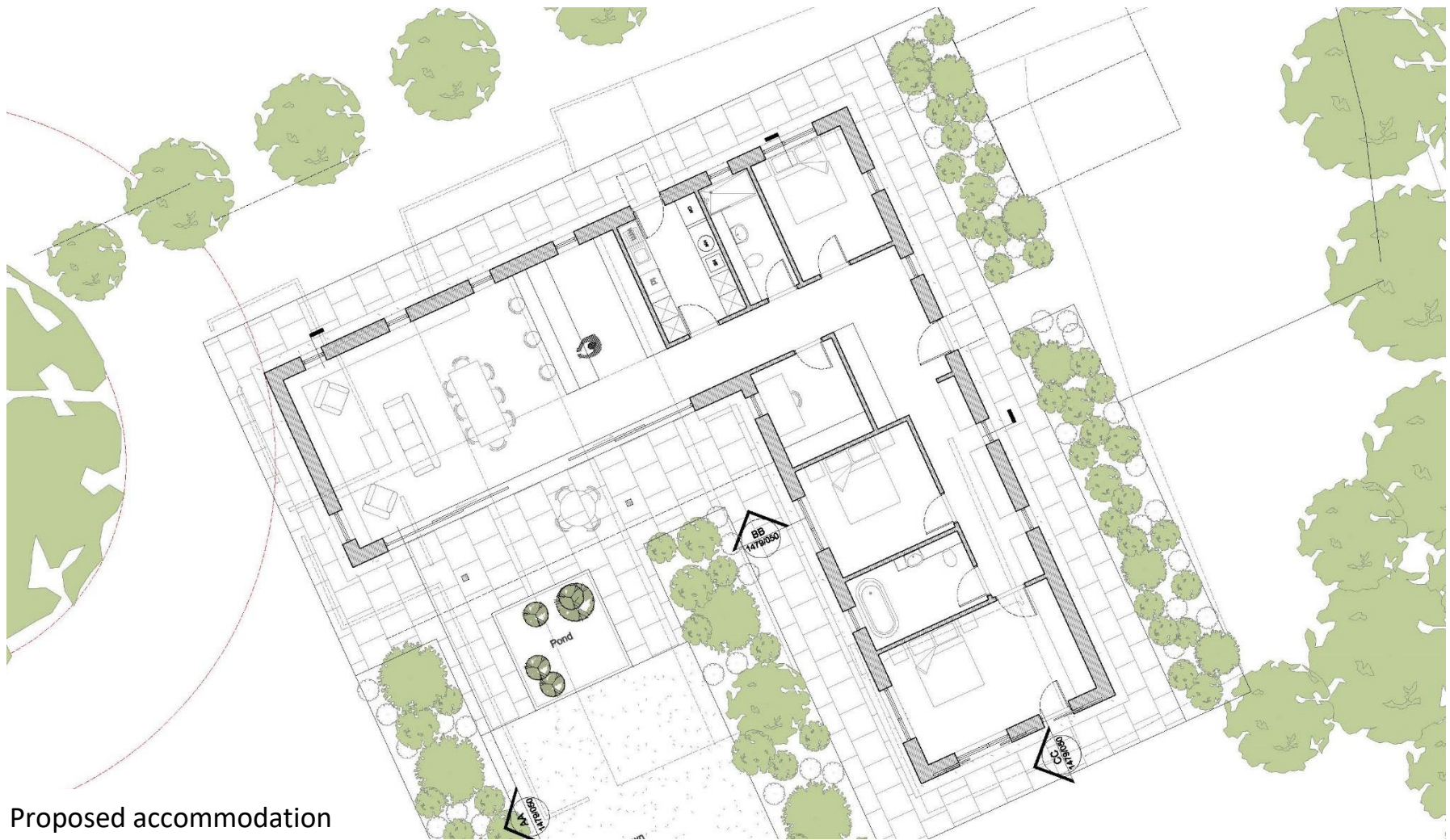
Outside

The property is approached through a single private gate accessed from Emborough Pond Lane to the east and then along a hard track. The consent granted includes an area of formal garden immediately surrounding the house, which will benefit from a sunny aspect, and includes a terraced seating area, pond and lawn, together with a proposed planting scheme of herbaceous perennials, trees and shrubs to attract wildlife. There is also a designated area for vehicle parking.

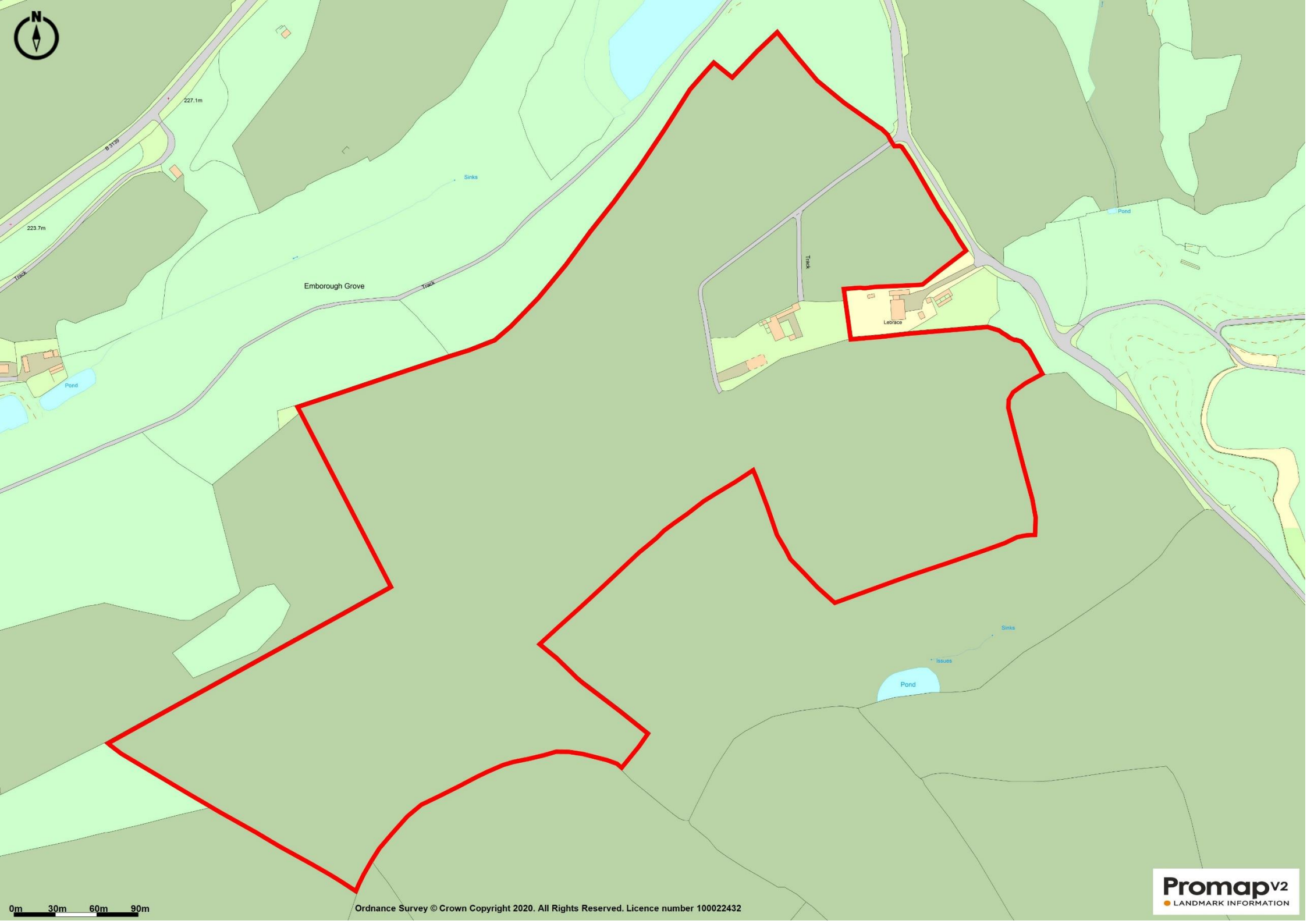


CGI image of the proposed accommodation





Proposed accommodation



Emborough Grove

Lebrice

Sinks

Pond

Track

Sinks

Issues

Pond

0m 30m 60m 90m

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The Land

The land totals 41.79 acres and is currently in pasture, although it has been used for arable cropping in the past. It is mainly level with some parts gently undulating. There are currently no divisions; however, there are two paddocks which lie close to the farmstead that are separated from the main block by access tracks. The uncultivated area to the south of the buildings is a former pond.

The location of Down Close Farm offers outstanding environmental and conservation opportunities due to its connection with local ecological networks. It is situated at the head of the Mells Stream Valley, bordered by woodland and a lake to the north, and Harridge Woods Nature Reserve to the east. The land is suitable for a wide range of uses, including regenerative agriculture, tree planting, carbon capture and equestrian use.

Location

The small village of Emborough sits at the southern edge of the Mendip Hills, just a short drive to the historic city of Wells, which has a comprehensive range of shopping facilities. Down Close Farm is within easy access of the bustling market town of Frome, Bruton and Castle Cary. It

is also within commuting distance of Bath and Bristol (which both offer rail connections to London Paddington) via the nearby A37. Babington House private members club is just a 15-minute drive away.

There are a good range of primary and secondary schools in the area. The rolling Somerset countryside provides a variety of leisure pursuits, with horse riding, walking and cycling well catered for, and with diving, dry-ski slopes, swimming and outdoor pursuits all available on the Mendip Hills.

Planning Reference

Mendip District Council – 2021/2441/FUL Copies of the approved plans and the decision notice can be downloaded from the Mendip Council website or are available from Cooper and Tanner.

Directions

From the A37 at Old Down between Ston Easton and Gurney Slade, take the B3139 signposted to Wells and Emborough. After four-tenths of a mile, take the second turning on the left. Pass Lechmere Water on the right and the gated entrance will be found on the right, just past the wood.

what3words: songbird.petted.allow



Local Information

Local Council: Mendip District Council

Council Tax Band: To be confirmed

Services: No mains water or electricity connected but convenient connection points are available on Emborough Pond Lane. Potential purchasers must rely on their own enquiries regarding the location of services and making a connection into them ; private drainage to be installed

Tenure: Freehold



Motorway Links

- M4 and M5



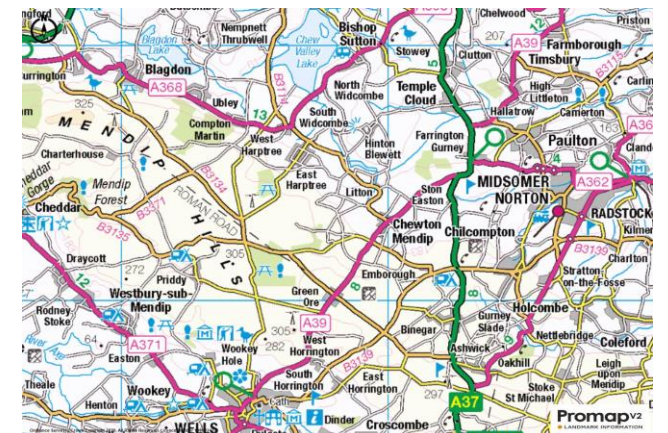
Train Links

- Bath
- Frome
- Castle Cary



Nearest Schools

- Wells. Radstock
- Chilcompton. Chewton Mendip





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