



Stream Farm, Brinscombe, Weare BS26 2LH



£1,200,000 Freehold

COOPER
AND
TANNER



Stream Farm

Brinscombe BS26 2LH

 5  3  1  8.4 acres EPC E

£1,200,000 Freehold

Description

Situated on an enviable 8-acre countryside plot with uninterrupted views to The Mendips this extraordinary five-bedroom farmhouse offers huge potential for anyone wishing to create their own rural idyll.

The farmhouse, which was divided into two cottages after the Second World War, is now undergoing refurbishment to sympathetically return to its original state as one dwelling. The restored layout allows for three well-proportioned reception rooms across the front of the house, with original features including window seats, beams and feature fireplaces. Warm wooden flooring runs throughout two reception rooms and entrance hall and links through to the more relaxed carpeted sitting room. At the rear of the house, the exciting two storey refurbishment is mid-way through its development and is waiting for the next owners to add their stamp to the design and finish the project. The potential is for a fabulous open-plan kitchen/living space on the ground floor making the most of the beautiful panoramic views out across the garden to the countryside beyond; and there is plumbing and electrics for ensuite bathrooms and dressing room to three of the bedrooms above on the first floor. Works completed thus far include modern plumbing and electrics, with the house being fully

rewired; full fibre broadband installed with networking cables and ports throughout the property; floors, ceilings and lath and plaster walls were removed and replaced throughout and insulated; and underfloor heating has been partially completed in the existing kitchen, WC and main bathroom, with the capacity for it to extend into the new kitchen/living space and the proposed ensuite bathrooms above. At present there are five double bedrooms which all have their own unique charm and character. The spacious principal bedroom has the potential to be a fabulous suite once the work to the ensuite bathroom and dressing room is complete. The bedrooms share a contemporary bathroom with a free-standing bath, shower, WC and wash-hand basin. Stretching the width of the property, above the bedrooms, is an impressive loft room which is boarded and is easily accessed by stairs from the first floor.

The property sits on 8 acres, mainly made up of paddocks, with more formal gardens front and back. A driveway runs down to the front of the house which provides parking for numerous vehicles and leads to a stone shed. There are a number of other outbuildings including a large stone-built garage to the rear of the garden; a potting shed; a store and a concrete 'piggery'.









Stream
Farm

Location

The hamlet of Brinscombe lies just beyond the south side of the Mendip Hills. The general area provides many opportunities, including walking and riding on the Mendips, sailing on Axbridge reservoir, local golf course outside Wedmore and sports centre in Cheddar. There is a church in the village and a selection of country pubs in neighbouring villages.

Brinscombe falls withing the Wessex Learning Trust. The first school is Weare Academy First school in the local village of Weare. Hugh Sexey Middle School is in nearby Blackford and the senior school is Kings of Wessex Academy in Cheddar. Axbridge, Winscombe and Cheddar are all within convenient driving distance, where there is more shopping, social and recreational facilities. The cities of Bristol, Bath and Wells are all within daily driving distance, Bath and Bristol providing excellent cultural activities. Weare is well-situated on the A38 which links directly to the M5 and Bristol Airport.

Directions

From the Wedmore office, proceed along Church Street, taking the turning for Lascot Hill on the right. Following the road through Stoughton and Ashton onto Notting Hill Way, passing the Wheatsheaf Pub on the left-hand side. Continue into the village of Upper Weare, taking the road on the right, Sparrow Hill Way, continue past the church and take the second on the left signposted Brinscombe, down a no-through road. The property can be found on the left-hand side.

Alternatively, from the A38, taking Notting Hill Way through Lower Weare and into Upper Weare, turn left into Sparrow Hill Way and follow the directions above.



Local Information Brinscombe

Local Council: Somerset

Council Tax Band: E

Heating: Oil central heating

Services: Mains electric and water, private drainage

Tenure: Freehold



Motorway Links

- M5



Train Links

- Weston-super-Mare
- Highbridge



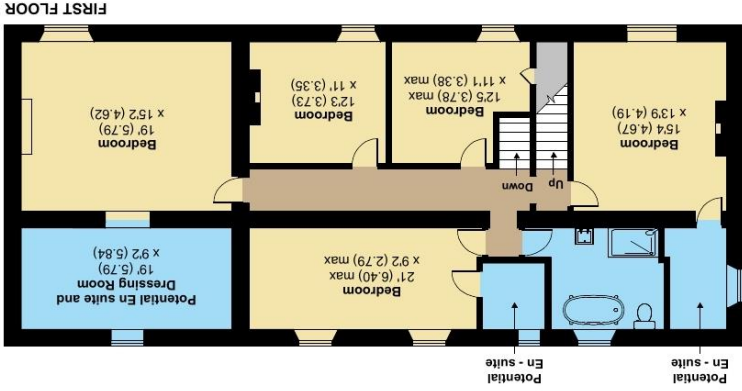
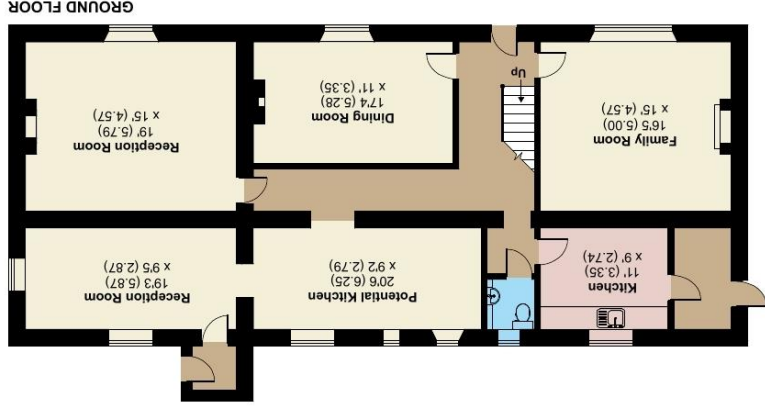
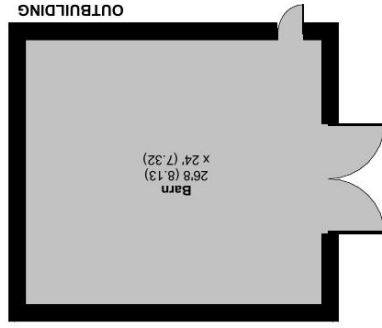
Nearest Schools

- Weare First School
- Hugh Sexey Middle School
- Kings of Wessex Academy

Stream Farm, Brinscombe, Ware, Axbridge, BS26

Approximate Area = 4297 sq ft / 399.1 sq m
 Outbuilding = 640 sq ft / 59.4 sq m
 Total = 4937 sq ft / 458.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nhdcom 2024. Produced for Cooper and Tanner. REF: 1131344

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