

# Top Hill Farmhouse,

Upton Noble, BA4 6BD

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£595,000 Freehold

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An exciting opportunity to purchase a handsome, detached home, set in the heart of the popular village of Upton Noble.

# Top Hill Farmhouse, Upton Noble, BA4 6BD

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**£595,000 Freehold**

## DESCRIPTION

Top Hill Farmhouse is an attractive detached home, set in the popular village of Upton Noble, with countryside views and offered with no onward chain. The property requires modernisation throughout and enjoys bags of potential.

The front door leads to a very useful area, perfect for storing coats and boots. An internal door then leads to the dining and main living room. The dining room has plenty of space for a table and chairs. There are touches of period features throughout and including original flagstone flooring. The living room is a great size and has plenty of natural light, overlooking the front garden. There is also a working log burner which takes centre stage.

Beyond the front two reception rooms you are greeted by the kitchen, this is fitted with a range of wall and base units, an oil-fired Rayburn stove and oven and a flagstone floor. From here you also have access to the first and second floor living accommodation. At the very rear of the family home and running the width of the property you have a utility room with base units and a separate toilet. There is also a laundry room to the left-hand side and a storeroom at the right-hand side of the utility room.

On the first floor you are greeted by a landing that provides access to all three of the double bedrooms and the family bathroom which includes a shower over the bath, a WC and a low-level basin. The bathroom has been sympathetically modernised to a good standard but still maintains the period features with the original exposed floorboards. Two of the bedrooms are facing the front of the property and have the added benefit of countryside views.

On the second floor there are a further two loft rooms which have historically been used as bedrooms and could suit a variety of uses.

## OUTSIDE

To the front of the home, the garden is predominantly laid to lawn with a path leading to the front door. The rear garden is predominantly laid to lawn and offers plenty of space to entertain with family and friends. There is off-street parking for three cars and a garage that could be potentially converted subject to planning.

## ADDITIONAL INFORMATION

Oil fired central heating. Mains electricity, water and drainage are all connected.

## LOCATION

Top Hill Farmhouse is in a superb location for those looking to create a rural home yet still within a short drive of a fantastic range of facilities and within commuting distance of the local major towns and cities and beyond. The village of Upton Noble offers a well-regarded primary school. Monthly socials and exercise classes are held in the village and the neighbouring village of Batcombe a popular pub.

Bruton is less than a 10-minute drive and provides further schools, both state and private, shops and amenities and a thriving arts community with the Hauser and Wirth gallery just on the outside of the town and The Newt hotel and gardens a little further beyond.

The market town of Frome is located about 15 minutes away and, as with Bruton, offers a good range of facilities and amenities and has a fantastic artisan community with many opportunities to get involved. Bruton has a railway station and is on the Bristol to Weymouth line. Westbury and Castle Cary railway stations offers a regular mainline rail service to London.

The area is just beautiful with some lovely country walks right on the doorstep and a network of lanes and some bridleways providing local hacking. For those who are looking to pursue equestrian activities there are a range of competition and training venues locally with a choice of Pony Clubs and Riding Clubs.

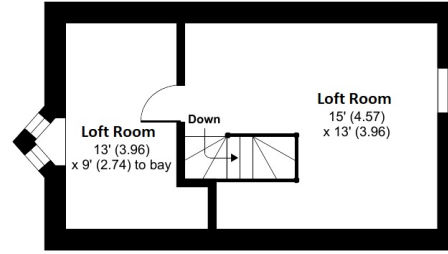
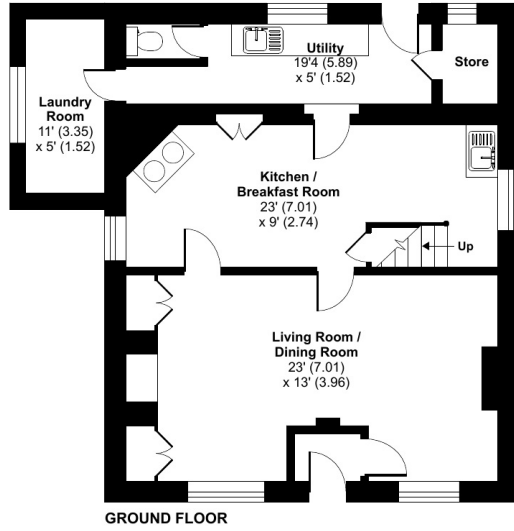




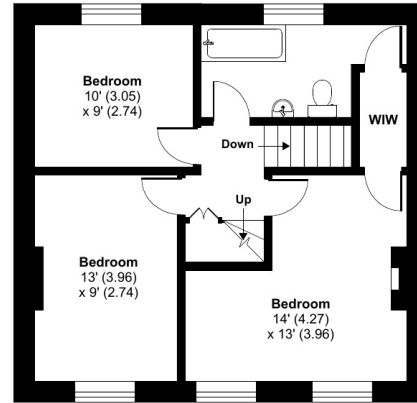
# Top Hill Farmhouse, Top Hill, Upton Noble, Shepton Mallet, BA4

Approximate Area = 1586 sq ft / 147.3 sq m

For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Cooper and Tanner. REF: 1117469



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