



Old Farm, Clapton, Midsomer Norton BA3 4EB

£995,000 Freehold

COOPER
AND
TANNER



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 5  3  2 EPC N/A

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Description

Old Farm is a beautiful, five bedroom Grade II Listed period farmhouse located within the sought after Mendip village of Clapton and is set within its own gardens and grounds of approximately 2/3 of an acre of mature gardens and orchard. The property retains its character and charm throughout with period features including inglenook fireplaces, exposed stone walling, stone mullion windows, wooden beams and also has the potential to convert the loft space, subject to the necessary planning permissions being sought with ample driveway parking, attached double garage, a stone outbuilding and appreciating rural views over neighbouring countryside. Old Farm offers spacious, flexible and versatile accommodation arranged over two floors and has a self contained area, ideal for an Airbnb or visitors.

In brief the accommodation comprises an entrance hall with staircase rising to the first floor landing, a dual aspect kitchen/breakfast room with a range of fitted wall and base units with wooden and granite worktops over, integrated dishwasher and space for a range cooker. The sitting room has a beautiful inglenook fireplace housing a wood burning stove and a stone hearth and doors from the sitting room lead to the inner hall and dual aspect study or downstairs

bedroom should you wish. From the inner hall, a door leads into the family room with feature inglenook fireplace with original bread oven and a door leading to the gardens. In addition two sets of stairs rise to the first floor.

To the first floor there is a generous landing with stairs rising to the two good sized loft spaces, which subject to the necessary planning permissions being sought, could be converted into additional accommodation and, one already being fully floored. A main bedroom with fitted wardrobes and Jack and Jill shower room, three further double bedrooms, one single bedroom and a good sized family bathroom with separate shower cubicle. Two of the bedrooms are set in the portion of the house which dates back to the 1580's and have interesting period features.

Downstairs there is a good-sized utility room with ample wall and base units, a sun room giving access to the gardens and a downstairs WC. From the hallway a door leads into the attached double garage.

Old Farm is a great family home and internal viewing comes highly recommended to fully appreciate what this property has to offer.









Outside

The property is approached over a cattle grid leading on to the driveway with a mature orchard to either side housing a selection of fruit trees. At the end of the driveway is a gravelled area providing parking for several vehicles and leading to the attached double garage and detached stone outbuilding which has a variety of uses and could be converted into additional accommodation or home office, subject to the necessary planning permissions being sought. The property is enclosed by natural stone walling to all sides. The mature gardens to the side and rear are predominantly laid to lawn with a variety of trees, shrubs and bushes to minimise the maintenance necessary and an inviting place for children to play. The part of the garden nearest the lane is screened with high hedges to maintain privacy. There is a good sized paved seating area, ideal for summer evenings and al-fresco dining. This area can also be accessed from the sitting room. There are two greenhouses next to the very productive vegetable garden.

Location

Clapton is a small sought after village in open countryside around 1 mile from Midsomer Norton. Midsomer Norton is a thriving town in the Mendip District, located only 9 miles south-west of Bath, 16 miles south-east of Bristol and 10 miles north-east of Wells. The town enjoys a wide range of local shops and amenities including supermarkets, doctor's surgery, leisure centre, numerous pubs and restaurants and a selection of excellent state schools; four primary and two large secondary. Nearby, the picturesque City of Wells offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), as well as twice weekly markets, cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, several churches and both primary and secondary state schools. For those that have school age children there is a school bus to both Chewton Mendip Primary School, in Chewton Mendip and The Blue School in Wells (secondary school). For those travelling by train, Bath Spa station (which has 1 1/2 hr direct trains to London Paddington) is situated only nine miles away. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just 9 to 12 miles away and are easily accessible.



Local Information Clapton

Local Council: Mendip

Council Tax Band: G

Heating: Gas central heating

Services: Private drainage, mains water and electricity.

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Chilcompton
- Midsomer Norton
- Bath & Wells

