



Elm Tree Farm, Notting Hill Way, Lower Weare BS26 2JW

£1,100,000 Freehold

COOPER
AND
TANNER



Elm Tree Farm, Notting Hill Way Lower Weare, BS26 2JW

 5  4  3  2.5 Acres EPC D

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Description

Warm and characterful five-bedroom rural retreat, with outstanding views across to Cheddar Gorge, set in 2.5 acres of beautifully landscaped grounds, with productive kitchen garden, paddock, double garage / workshop and multiple parking areas, in the heart of Weare village, providing an idyllic setting for those seeking tranquillity and natural beauty while enjoying proximity to essential transport links and amenities.

Oozing rustic elegance, this charming home, which originally dates back to the 17th Century, boasts a cosy and appealing farmhouse design and retains many period features including exposed beams and an inglenook fireplace. The current owners have further enhanced the property by adding a large games room and self-contained guest suite. The oldest part of the house features a welcoming entrance hall leading to a warm and inviting sitting room with inglenook fireplace and log burner, the perfect place to curl up on a winter's evening. Two further reception rooms currently serve as a well-proportioned study with views out to the a private terrace, and an impressive dining room with gas fire. A characterful, open plan kitchen and dining area complete with Aga, Belfast sink and large, granite topped peninsular is the sociable hub of this home. Hand-made solid wood base units with in-built appliances provide ample storage which is further complimented by both a walk-in pantry and separate additional storage area currently housing an American style fridge freezer and shelving. A spacious and airy rear reception hall provides a practical and inviting area leading through to a large cloakroom which also encompasses a utility area with Belfast sink and fitted

cupboards. Beyond this there is a large double aspect playroom featuring wooden flooring and bi fold doors leading onto a vast lawn. A further door opens out onto a secluded seating area – from which you can access the balcony and guest suite via a spiral staircase.

Upstairs, a contemporary en-suite bathroom with large rainforest shower and separate bath leads on to the double-aspect master bedroom with views across to Brent Knoll, which feels spacious yet cosy. From the landing there is a family bathroom with airing cupboard, access to the balcony and three further well-proportioned double bedrooms each with views over the outside patio area and countryside beyond. The impressive self-contained guest suite, complete with wet room, vaulted and beamed ceiling, wooden floors and feature arched window, is a versatile space which could be easily repurposed.

Outside

From the extensive shingle parking area, a path winds towards the house, weaving through trees, lawn and flower beds, past an ornamental pond to a large paved and private entertaining space. From the East side of the property a vast lawn is bordered by an area of fruit trees and flower beds to one side and a grand pond and ornamental grass garden on the other, beyond which there are stunning views of Cheddar Gorge. This level plot also extends to and adjoining field which could serve as a separate paddock, bordered by scarlet willow trees. Further to this the plot benefits from a considerable vegetable garden, poly tunnel, greenhouse, substantial garage / workshop and driveway with parking for several cars.









Location

The village of Weare lies beyond the south side of the Mendip Hills. The general area provides many opportunities including walking and riding, sailing on Axbridge reservoir, local golf course outside Wedmore and sports centre in Cheddar. There is a primary school in the village, a church, and a selection of country pubs in neighbouring villages. Weare First School is within walking distance of Elm Tree Farm and falls within the Wessex Learning Trust. 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

Heading south on the A38, once you reach Lower Weare, look out for The Lamb Inn on the right-hand side, then take the next turning left into Notting Hill Way. Drive through the village until there are fields on your right. Elm Tree Farm is the last one on your left.



Local Information Weare

Local Council: Somerset Council

Council Tax Band: F

Heating: Gas Central Heating

Services: Mains water and private drainage

Tenure: Freehold



Motorway Links

- M5



Train Links

- Highbridge Train Station



Nearest Schools

- Kings of Wessex, Cheddar
- Hugh Sexey Middle School
- Weare First School



