



Highfield, Upton Noble, BA4 6AP

Offers over £750,000

COOPER
AND
TANNER



Highfield

Upton Noble, Nr Bruton, BA4 6AP

 4  3  2  4 acres EPC N/A

Description

Highfield is a wonderful Grade II listed family home located between the vibrant and artisan towns of Frome and Bruton.

An incredibly versatile property that is being offered for sale as a house with garden and parking with an option to purchase a barn, stables and about 4 acres.

Highfield. As coloured red on the sale plan. Guide Price £750,000

The house is immaculately presented throughout and has been tastefully decorated and maintained to reflect the age of the property. It offers lovely light rooms with a wealth of charm and character features including fine flagstone flooring in the majority of the ground floor rooms, exposed beams and an impressive Ingleknook fireplace in the sitting room.

The front door leads into a welcoming entrance lobby providing useful space for coats and wellies with a door leading to the family bathroom which has recently been improved with a large walk in shower cubicle and free standing modern roll top bath. The entrance hall has stairs to the first floor with a utility cupboard underneath, doors leading to the reception rooms and the original front door opening on to the garden.

The sitting room has a lovely aspect over the garden and has a large fireplace with a woodburning stove. The snug sitting room lies on the other side of the entrance hall and leads through to the open plan kitchen and dining room. This is an extension to the main house and has created a

modern style of living with a period feel along with a light and open dining and family room to one end and a well designed kitchen with an Aga to the other. Sliding patio doors open onto the terrace and outdoor dining area.

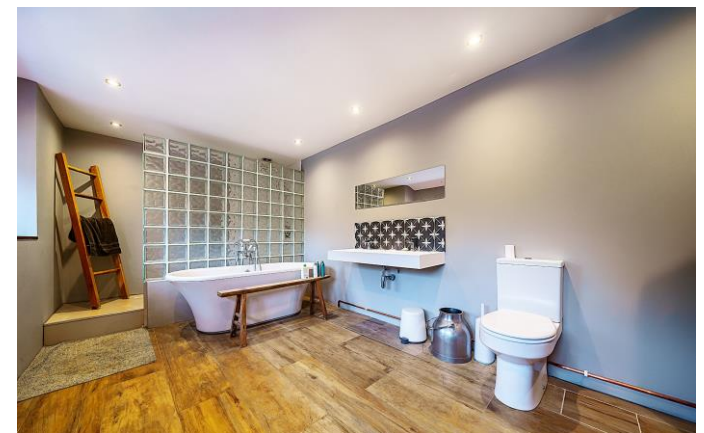
The first floor landing has stairs rising to the second floor, doors leading to the two bedrooms on this floor and has space for a study area too. The two first floor bedrooms are both of a good size with the larger of the two having storage space to either side of the chimney breast. There is also a recently completed shower room.

On the second floor there are two large double bedrooms, both being open to the eaves with exposed beams and a lovely outlook over the garden towards King Alfred's Tower and the Stourhead Estate. Again, the landing area is large enough for a study area and has a cloakroom.

Outside

The south facing gardens are currently laid mostly to lawn with a fine mature apple tree and shrubs and an evergreen hedge to one side. A patio terrace immediately adjoins the house from the dining room and provides a sheltered alfresco dining space.

Just on the other side of the lane is a further area of garden and orchard with space for parking for several vehicles. If the house and paddock are sold separately, a right of access will be granted along the existing track in favour of the paddock.



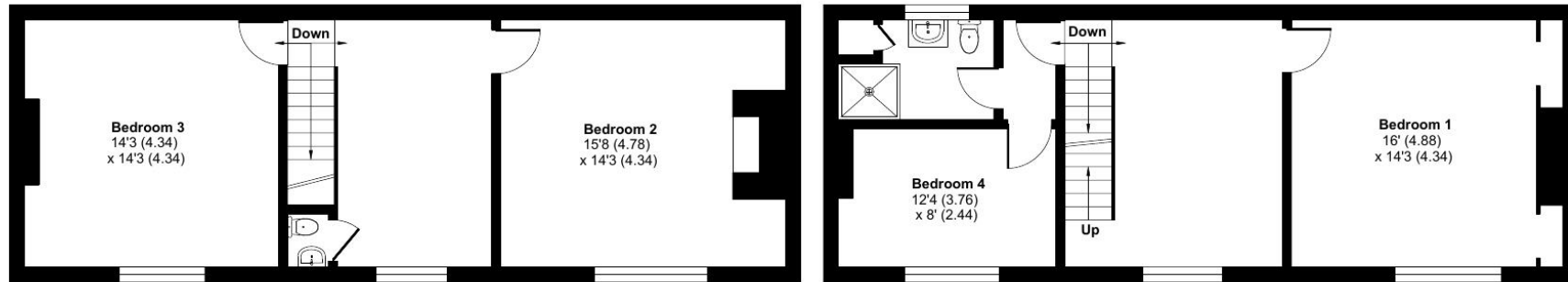




Upton Noble, Shepton Mallet, BA4

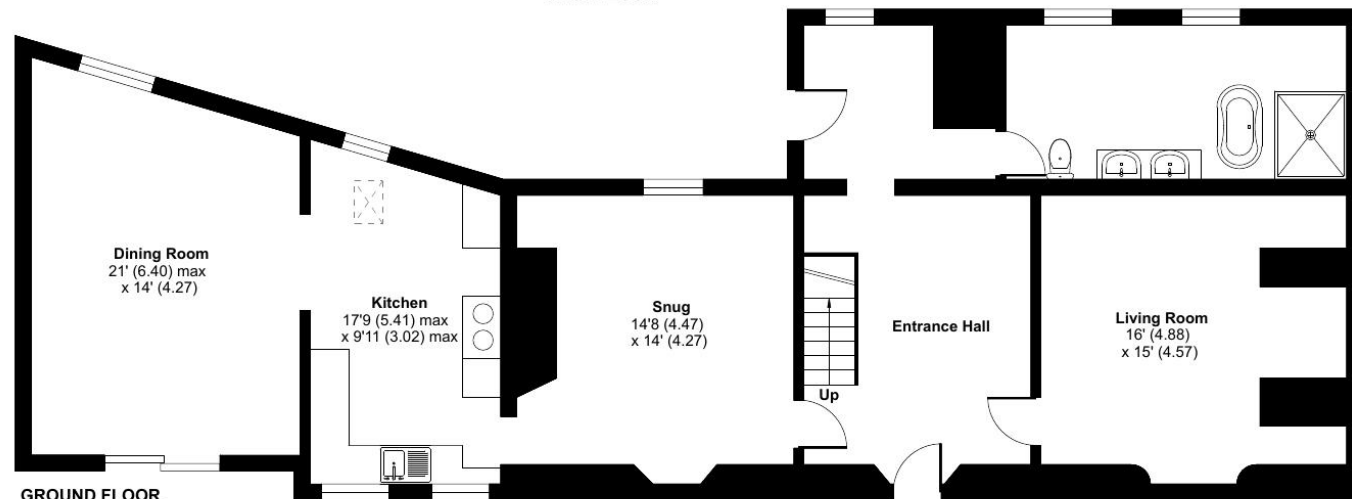
Approximate Area = 2521 sq ft / 234.2 sq m

For identification only - Not to scale



SECOND FLOOR

FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Cooper and Tanner. REF: 1032689

Edged in blue, by separate negotiation an option to purchase with the house. Located just on the other side of the lane to the house and beyond the parking area lies approximately 4 acres of level pasture land that would suit a wide variety of uses, subject of course to gaining any of the necessary consents, including equestrian, conservation or a small holding.

On the right of the entrance and in a small enclosed area is a detached timber barn and range of timber stables and store. Both buildings are in a poor state of repair but offer a great deal of potential with both having a good footprint and, again subject to gaining any of the necessary consents, could be replaced with stables, workshop space or perhaps an office or studio.

The land is level in aspect and is enclosed by a combination of mature hedges and trees giving natural shelter.

This land will not be offered for sale separately until a sale has been agreed on the house.

Location

Highfield 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 also within commuting distance of the local major towns and cities and beyond.

The village of Upton Noble offers a well regarded primary school 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 also 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.



Local Information

Local Council: Somerset (Mendip)

Council Tax Band: F

Heating: Oil fired central heating

Services: Mains electricity with a private water supply and drainage system.

Tenure: Freehold



Equestrian Venues

- Mendip Plains EC
- King Sedgemoor EC



Train Links

- Bruton London
- Castle Cary. Westbury
- Frome



Nearest Schools

- Upton Noble
- Bruton



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