



Fairmead, Panborough, Wells BA5 1PN

£895,000 Freehold

COOPER
AND
TANNER



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 5  3  2  1.8 Acres EPC F House
 1  1  1 Cottage £895,000 Freehold

Description

Fabulous 1.8 acres of orchards, gardens, four-bedroom period home with 'party barn' and garage, one-bedroom annexe, one-bedroom cottage, and two storey barn with showers, all sharing breathtaking countryside views.

Tall gates swing open to an unexpected rural haven, perched on a gentle incline with panoramic views. The plot encompasses a handsome, versatile, character home with multiple buildings and a productive orchard. The property offers a range of business opportunities which have included rental income from the attached annexe and from the independent cottage; a successful glamping business; and a small cider making enterprise.

The original Georgian house retains a number of its period features including its attractive, symmetrical façade, well-proportioned rooms with high ceilings, and a number of sash windows with shutters. The main hub of the home is the open plan kitchen and living space which spans the depth of the house. The kitchen is fitted with a range of warm wooden base and wall units, with a Rangemaster cooker, and plumbing for a dishwasher. There is further storage and space for appliances in the adjoining rear lobby/boot room, where there is also a useful WC and access to the terrace and gardens. The light, spacious sitting room, with its feature fireplace, has a sash window with shutters, which looks out over the front garden. A separate dining room, just across the hall from the kitchen, provides a more formal dining setting. The

four main bedrooms are on the first floor, with two further attic rooms on the second floor which have also been used as bedrooms. They share a spacious family bathroom, on the middle floor, which is fitted with a claw foot bath, a substantial walk-in, rain head shower, a wash-hand basin and a WC. Next to the bathroom is a large cupboard which once housed a shower, and has the potential to provide ensuite facilities to one of the bedrooms.

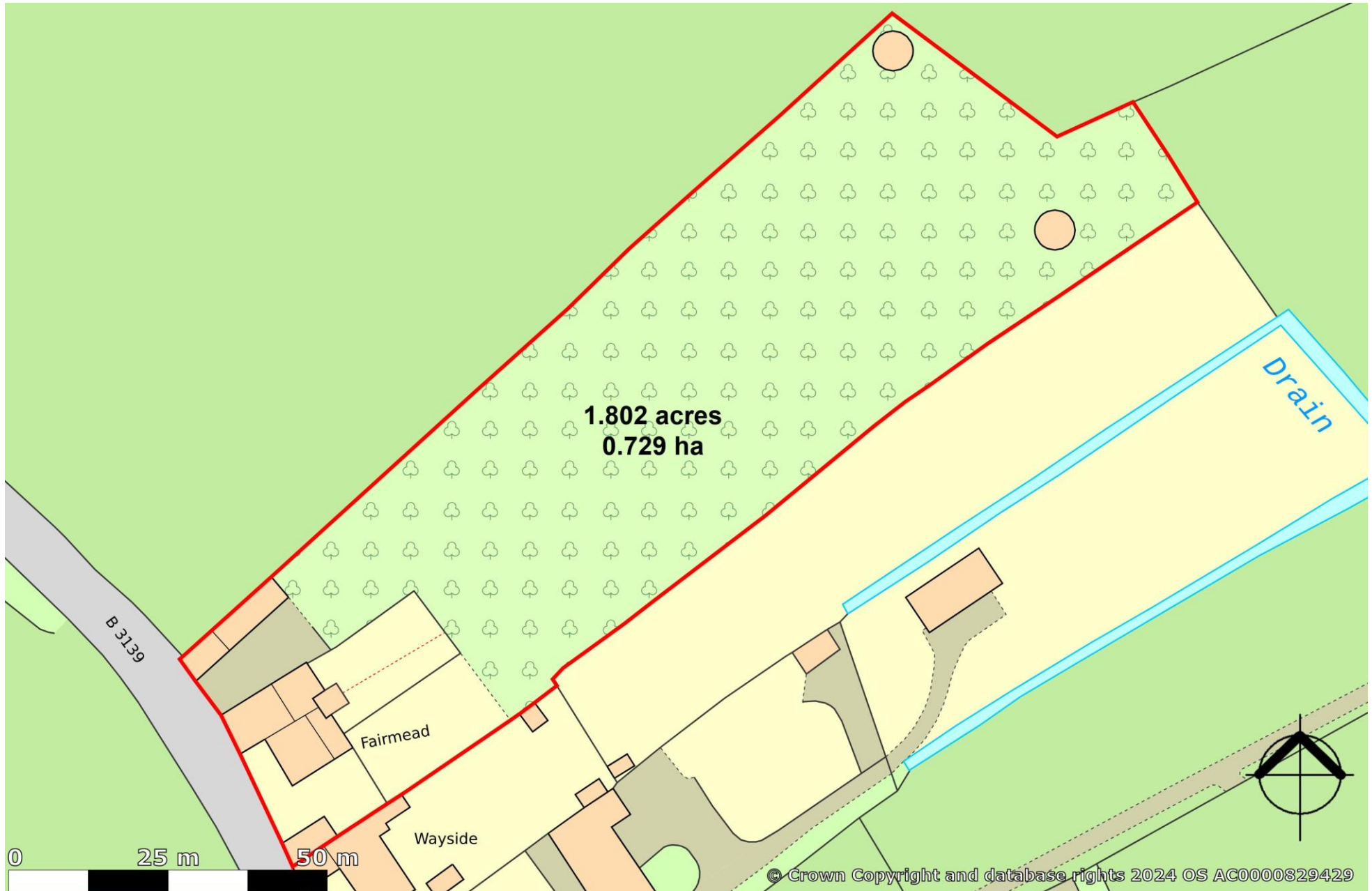
Attached to the house is a large 32ft garage and workshop, or 'party barn', which has hosted many extended family gatherings and parties. A one-bedroom annexe, also adjoins the house and offers income potential along with the detached, one-bedroom, character cottage. This cottage is over two floors with the living room and kitchen downstairs and the vaulted, beamed double bedroom and bathroom upstairs. The cottage adjoins a large double storey barn which houses the two shower units which were used for the glamping business when it was up and running. There is separate stone-built garage on the other side of the house which has access directly from the road.

This beautiful plot extends out from the back of the house, where a balcony and terraces provide tranquil and sociable spaces overlooking the gardens and the orchard, with views across countryside to the Mendips beyond. The orchard is a magical wildlife haven with a mixture of apple, pear, cherry and quince trees.









Location

Theale is a village situated just 2.5 miles from the Village of Wedmore and has a thriving community with a church, village hall and children's play area. There is a bus stop servicing Wells and the local school buses stop in the village for Wedmore First School, Hugh Sexey Middle School and Kings of Wessex Academy and Sixth Form. Private schools include Sidcot School, Millfield and Wells Cathedral School, which are all served by private buses. Theale is not far from the beautiful Cathedral City of Wells and of commutable distance to Bristol and Bath.

The local village of Wedmore is a busy historic village with an exciting social and commercial centre featuring a wide range of retail and leisure facilities including boutique shops, newsagents/general stores, chemist, a butcher shop, delicatessen, post office, fishmongers, grocers, a range of eateries, and public houses.

Wedmore hosts over 70 organisations with a diversity of cultural and sporting activities. There is a community run bus service to the larger nearby towns.

Directions

From the Cooper and Tanner Wedmore office head out of the village taking the left hand turning onto the Wells Road. After a couple of miles you will reach Theale village, drive through and on to Panborough, the property will be found on the left hand side.



Local Information: Theale

Local Council: Somerset

Council Tax Band: F

Heating: Oil fired central heating

Services: Mains electricity and water, private drainage

Tenure: Freehold



Motorway Links

- M5 J22



Train Links

- Highbridge & Burnham
- Weston super Mare



Nearest Schools

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



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TOTAL FLOOR AREA : 4955 sq. ft. (460.3 sq. m.) approx.

