







Lipgate Farm, North Brewham, Bruton, Somerset

£3,650,000 Freehold

COOPER  
AND  
TANNER

# Lipgate Farm, North Brewham, Bruton, Somerset, BA10 0JP

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 5  3  2  136 acres EPC N/R

£3,650,000 Freehold

## Description

An appealing ring-fenced former dairy farm set in a delightful and highly sought after location.

Lipgate farm is set in a wonderful position providing superb panoramic views. An attractive Grade II Listed farmhouse, a one-bedroom holiday cottage, a courtyard of traditional buildings and a range of more modern buildings formerly used for dairy farming. The farm totals 136 acres of glorious, rolling Somerset countryside just outside Bruton.

**Note:** The sellers will consider expressions of interest for the house and less land, say the immediate 23 acres. For further information please contact the agents.

**The house.** Dating back to 1814, the Georgian fronted Grade II Listed farmhouse has high ceilings, sash windows with shutters, flagstone floors and fireplaces. The front door leads into the entrance hall with stairs to the first floor. To the left of the entrance hall is the drawing room which has a sash window with shutters to the front and a bay window to the rear overlooking the garden. The sitting room has sash windows, wood burning stove; the windows give fine views of the surrounding countryside. The dining room has a Rayburn cooker that also runs the central heating in the farmhouse. The inner hall has access to the cloakroom and a study. The kitchen has with a range of wall and floor cabinets, with a sink and drainer set under the window enjoying views to the rear. A sizeable utility room has a sink and fitted cabinets. The rear hallway has a door to outside, a former cheese room and an additional cloakroom.

On the first floor the master bedroom suite has a superb bedroom with sash window to the front and bay window overlooking the countryside. There is a Victorian cast iron fireplace with tiled surround. Steps down lead into a walk-in wardrobe with ample cupboards and storage space. The en suite bathroom has a bath and separate shower, heated towel rail and a wood effect floor. There are three further doubles and a single bedroom and a family bathroom. There are two loft rooms.

**Holiday cottage - Hassocks Barn.** Attached to the farmhouse a beautifully presented one bedroom cottage that consists of sitting room with woodburning stove, a kitchen/dining room, a bathroom with white suite and a separate shower. On the first floor there is a vaulted double bedroom. The cottage was converted a couple of years ago and has been used as a holiday cottage, but could be used as an annexe or office space.

**Gardens.** These lie either side of the driveway that leads to the courtyard and to the south and east of the house. They are mainly lawns with terraces, paths and borders, a vegetable area and two outbuildings.

**The farm buildings.** A range of traditional stone and tiled cowstalls form one side of the courtyard. The main buildings are former dairy buildings with cubicles for 170 cows, covered loose yards and silage pits, former dairy and parlour, open yards and a dirty water lagoon.







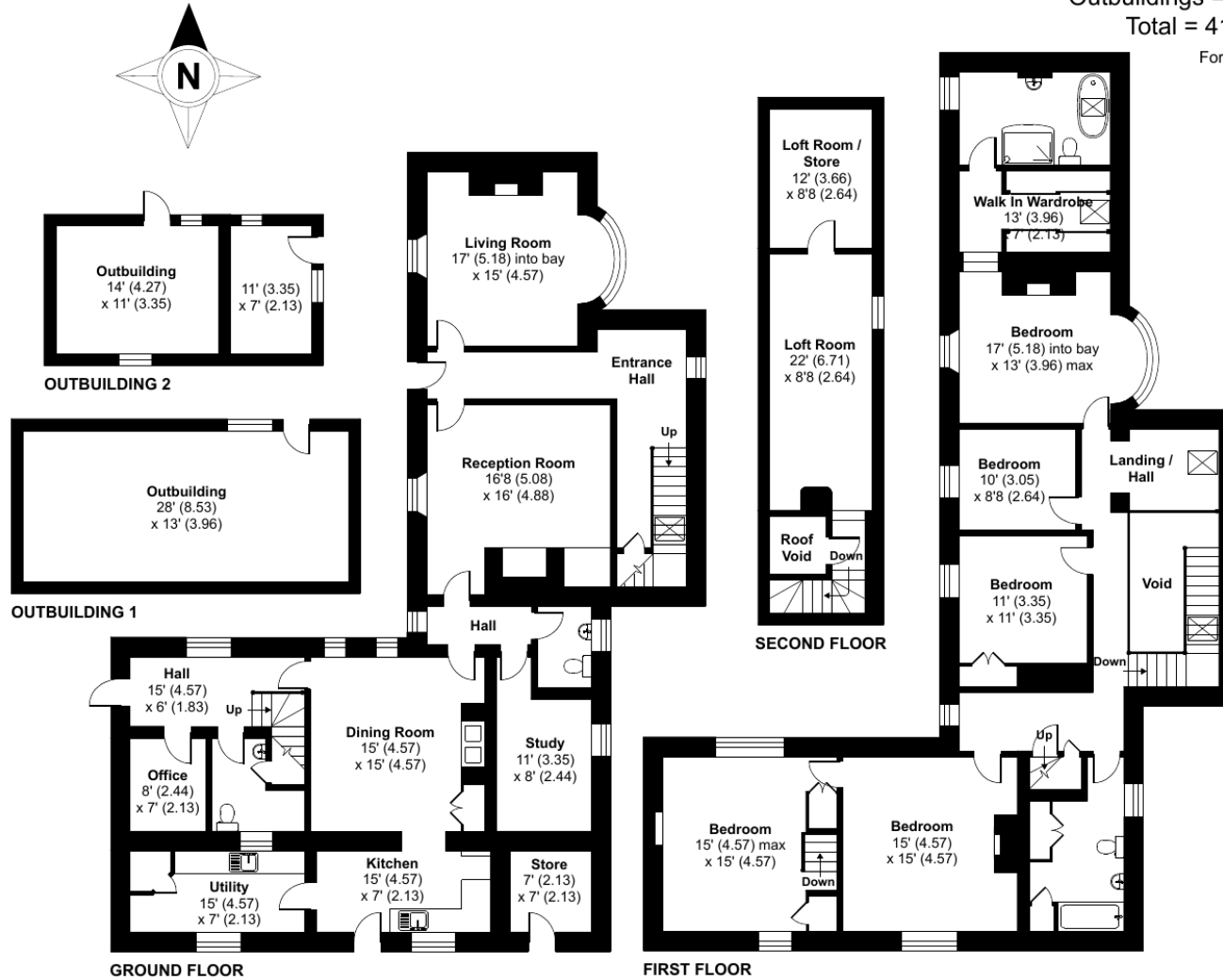
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Approximate Area = 3552 sq ft / 330 sq m (excludes store / void)

Outbuildings = 606 sq ft / 56.2 sq m

Total = 4158 sq ft / 386.2 sq m

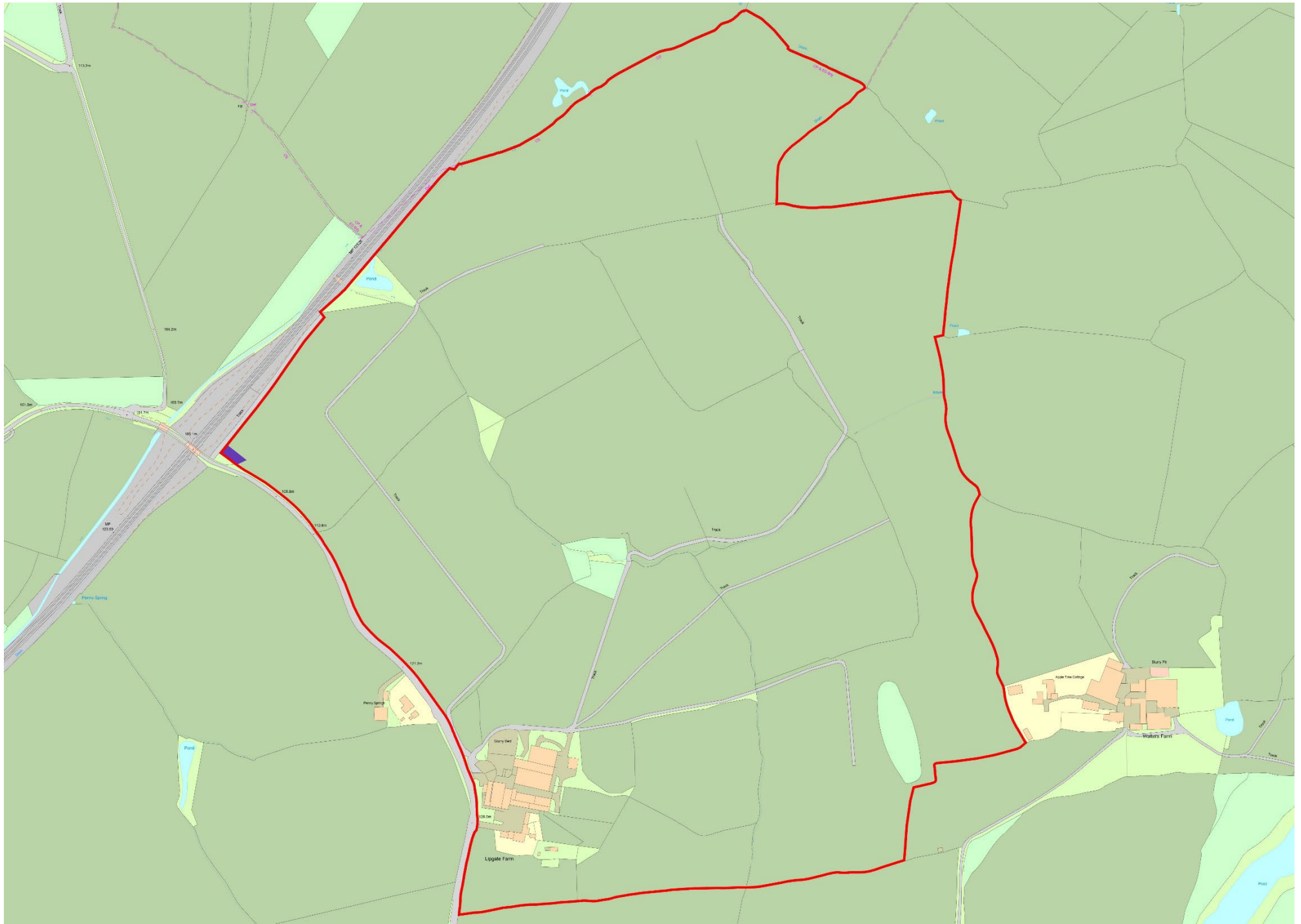
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2024. Produced for Cooper and Tanner. REF: 1120655













**The Land.** The land has been farmed in recent years on a low input system and there are several areas of woodland planting and a pond. It is formed of convenient size fields of long established pasture and bounded by mature hedges. The land is productive but also offers opportunities for nature friendly farming and to further enhance biodiversity. Access is good with several gates off the lane and a hard internal track connects many of the fields. The area coloured purple on the plan is within the field but not included in the title but has been farmed for many years.

**Rural payments.** De-linked payments – to be retained. The farm is not within any environmental schemes (ELMS).

**Rights of way.** A single footpath crosses the farm and is well away from the house and buildings.

**Designations.** The farmhouse is Grade II listed. The farm is not within an AONB.

**Rights/Restrictions.** The property is being sold subject to and with the benefit of all rights, obligations and restrictions whether referred to in these particulars or not.

**Location.** North Brewham is a tiny rural hamlet near Bruton and overlooks Alfred's Tower and stunning countryside. Bruton is now home to Hauser and Wirth and their world renowned gallery, multi-purpose arts centre and Roth Bar and Grill. The town has excellent schools including King's and Sexey's and successful primary schools. Bruton has a good range of local shops, pubs and restaurants including the highly regarded At The Chapel which also supplies artisan

bread and take out pizzas. There is a railway halt on the Paddington line. Frome, a thriving arts and cultural centre, was recently voted the best town in England to live with a vibrant Café culture. The city of Bath and its University are within easy commuting distance as is Bristol. Equestrian facilities in the area are excellent with a good selection of local training bases and completion centres, including Mendip Plains Equestrian, Half Moon Stud at Motcombe and Kings Sedgemoor, Nr Greylake. The local pony clubs are the Blackmore & Sparkford Vale, South & West Wilts and Wylve Valley. The Mendip Hills provide a variety of leisure pursuits with horse riding, hunting, walking, cycling, diving and dry ski slopes all in the vicinity. Bath and Bristol are all within easy commuting distance. Bristol Airport, the A303(M3), M4 and M5 are all within easy reach.

**Directions.** From the A359 (Bruton to Frome) turn into Hassock's Lane (///romance.stung.refilled) and follow this lane (over the railway bridge) for 1.5 miles and the farm will be on the left.

[what3words:///upward.frames.lots](http://what3words:///upward.frames.lots)

**Health & safety.** The site is a working farm. Potential purchasers are therefore required to take particular care when inspecting the property, bearing in mind especially the risk of moving machinery, and the presence of livestock, especially in and around the farm buildings. Potential purchasers are requested to wear suitable robust footwear for viewings and are advised to be conscious of potentially uneven and slippery surfaces.



### Information.

**Local Council:** Somerset Council (Mendip).

**Council Tax Band:** F

**Heating:** Oil-fired Rayburn. Wood burning stoves.

**Services:** Mains water (metered) and electricity. Private drainage.

**Tenure:** Freehold with vacant possession on completion.



### Road Links

- Bruton - 3 miles Bruton 3 miles. Frome 10 miles.
- London A303(M3) 7 miles
- **Rail Links**  
Castle Cary 8 miles



### Nearest Schools

- Upton Noble Primary, Bruton Primary.
- Sexeys & Kings Schools, Bruton.





## FROME OFFICE

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