



Swallow Pits Farm, Emborough, Radstock BA3 4SG

£650,000 Freehold

COOPER
AND
TANNER



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Description

An opportunity to purchase a four bedroom, Grade II Listed, detached farmhouse located in a quiet rural setting, in need of substantial refurbishment and modernisation but offers the potential buyer to create a superb family home set within gardens and grounds of approximately 0.5 of acre. There is a detached barn, former stable block and ample parking within the grounds. Internal viewing comes highly recommended.

Being offered for sale with no onward chain, Swallow Pits Farm retains an abundance of character and charm throughout with the accommodation arranged over two floors.

In brief the accommodation comprises an entrance hall with cloakroom leading off, good size kitchen with a selection of units and an Aga with a set of stairs from here rising to the main bedroom. A door from the kitchen leads to the Sitting Room with a window overlooking the garden. From the hall, there are doors leading to family room, lounge, study and utility room.

From the family room, stairs rise to the first floor landing.

To the first floor there are four bedrooms and a family bathroom.

Outside

The property is approached through a metal five bar gate which leads to the ample driveway parking area and a detached single garage. There is access from here leading into the former stable block and workshop. The gardens surround the property to the front, side and rear and have been lovingly landscaped over the years and back out on to open countryside. Within the gardens there are wide variety of mature flowerbeds and borders housing a selection of plants, shrubs and bushes. The gardens are encompassed by walling and hedging along with wide selection of mature trees. There are a selection of fruit cages and vegetable beds as well as a small orchard housing a variety of fruit trees.









Location

The hamlet of Emborough is in rural location within easy access to Midsomer Norton and Wells. The nearby village of Chilcompton offers an excellent range of amenities and boasts a thriving community. The village has a post office, doctors' surgery, shop, garage, church, recreation ground together with two public houses. Chilcompton is set within the picturesque Mendip Hills, renowned for its beautiful countryside and is within easy commuting distance of Wells, Bath and Bristol. The world heritage City of Bath provides an excellent range of retail outlets, the Theatre Royal, Thermae Spa and a fabulous selection of restaurants and bars.

The historic city of Wells is approximately 15 minutes from Chilcompton and is the smallest city in England. It offers a fantastic range of independent shops and boutiques, restaurants, public houses, banks, library, cinema, and churches. There is a vibrant market on Wednesday and Saturday in the Market Place. Chilcompton has a primary school. Downside School is situated in

the nearby village of Stratton-on-the-Fosse and Wells Cathedral School

and Millfield School are also close by. Nearby State schools include Norton Hill School in Midsomer Norton and The Blue School in Wells.



Local Information Emborough

Local Council: Mendip

Council Tax Band: F

Heating: Oil central heating

Services: Private drainage, mains water and electricity.

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Bath Spa
- Bristol Temple Meads

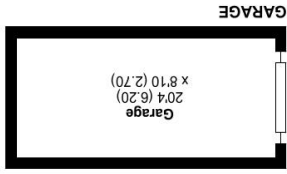
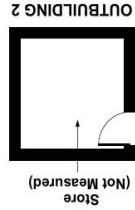
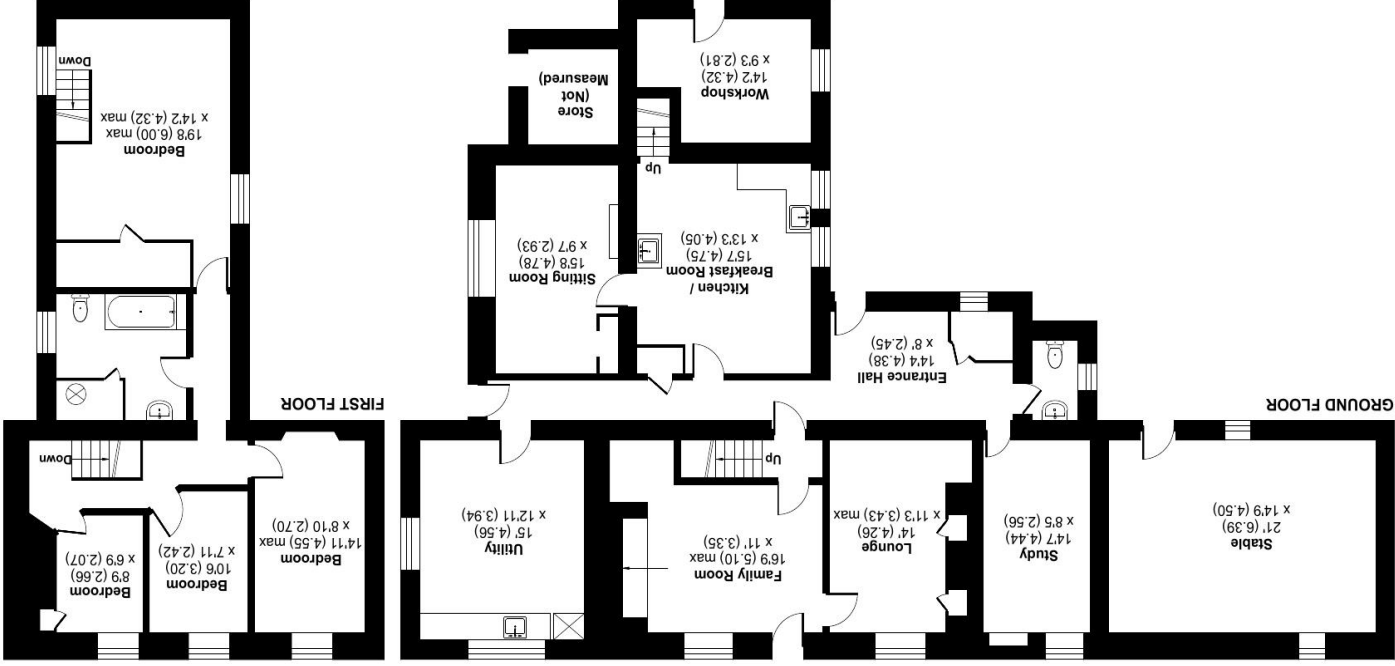


Nearest Schools

- Midsomer Norton
- Bath & Wells

Emborough, Radstock, BA3

Approximate Area = 2271 sq ft / 210.9 sq m (includes stores)
 Garage = 180 sq ft / 16.7 sq m
 Outbuildings = 411 sq ft / 38.1 sq m
 Total = 2862 sq ft / 265.7 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025.
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