



Manor Farm, Whatley, Frome, BA11 3LE

£1,300,000 Freehold

COOPER  
AND  
TANNER



# Manor Farm, Whatley Nr Frome, BA11 3LE

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 4  2  1  5 acres EPC G

## £1,300,000 Freehold

### Description

Steeped in history, an attractive Grade II\* Listed farmhouse together with Grade II Listed outbuildings and a Tudor Grade I Listed Gatehouse sit in grounds of over 5 acres. The house and period buildings are in need of a comprehensive scheme of renovation and there are some more modern buildings and two paddocks totalling just over 3 acres.

### Accommodation

The property is approached via the farm buildings and through the Gatehouse. A double height stone entrance porch with parapet over leads to into the entrance hall. From here stairs rise to the first floor and doors lead to the downstairs accommodation. The drawing room enjoys a double aspect with stone mullion windows to the front and rear, a tiled period fireplace and a built in cupboard. The sitting room also enjoys a dual aspect, stone mullion windows, period fireplace and picture rail. The kitchen/breakfast room has a cream rayburn inset into a wooden mantel and some period built in cupboards. There is an under stairs pantry and utility area, a scullery and secondary staircase leading to the first floor. A covered walkway links the farmhouse to some further outbuildings that would have once been a wash house and store rooms with flagstone floors.

From the main staircase there is a half landing leading to bedroom one. A large double room with stone mullion window. Bedroom two has a stone mullion window with built in cupboards either side of the

chimney breast. Bedroom three is a walk through room with stone mullion window and built in cupboard. Bedroom four has a stone mullion window overlooking the church. The family bathroom is located on a half landing on the rear staircase. There is an airing cupboard, hotwater tank wash hand basin and bath. There is a separate WC.

### Outside

Attached to the house with access via a covered walkway a Grade II Listed outbuilding dates to the 18<sup>th</sup> century and was once thought to provide a stable, dairy and wash house. This building is two storey and could, subject to consent, be incorporated into the living space and retains mullion windows, flagstone floors, oven and plenty a character.

The approach to the farmhouse is through a splendid two storey Grade I Listed Gatehouse with decorative Tudor archway. There is a fireplace and decorative timbers, the staircase and first floor are now unsafe and can only safely be viewed from the ground floor. The gardens are to the front and rear of the house and have a former vegetable garden and orchard.

A large early nineteenth century barn (approx.31m x10m) with lean to stores and hipped vehicular entrances is currently used for storage of hay and straw but has potential, subject to consent, for alternative uses.

There are some more recent steel famed agricultural buildings and covered yard areas.





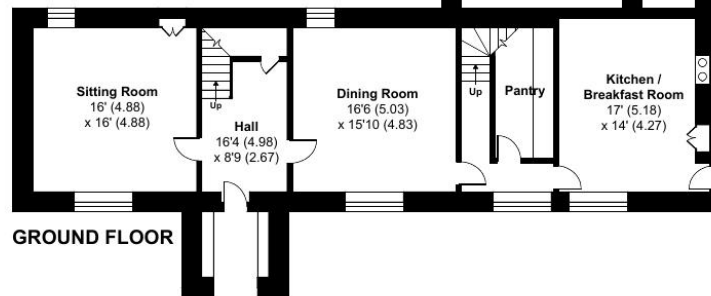
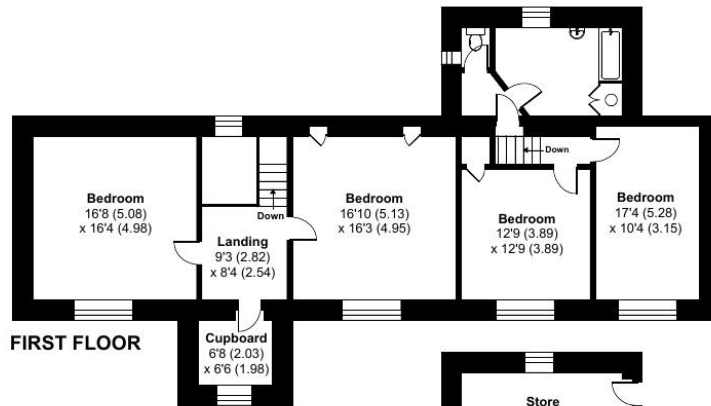
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Approximate Area = 2448 sq ft / 227.4 sq m

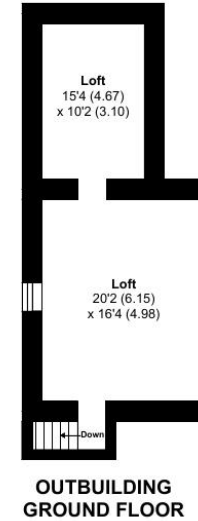
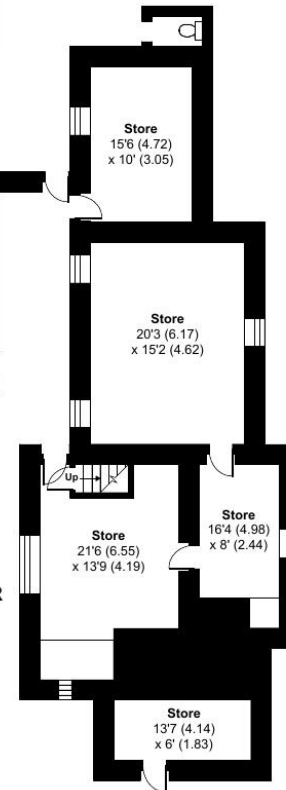
Outbuildings = 1777 sq ft / 165.1 sq m

Total = 4225 sq ft / 392.5 sq m

For identification only - Not to scale



## OUTBUILDING GROUND FLOOR





### The land

There are two paddocks of 1 and 2.26 acres that adjoin to the side of the house.

### Location

Whatley is a small hamlet a couple of miles southwest of Frome. The larger adjoining villages of Mells and Nunney both benefit from a village shop, primary school, pub, village hall, playground and outstanding countryside walks. 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. 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

Manor Farm can be found on the edge of Whatley adjacent to the St George's church. [///alpha.folk.touchy](http://alpha.folk.touchy)

### Agents Notes

1. A public footpath crosses from a gate from the church along the garden wall and through the field gate diagonally across the paddock.

2. The buildings and yards shown hatched purple on the plan are being retained by one of the vendors. These currently have access from the property that is for sale but in future this will cease, and access will be taken from the land to the north. This area may be available by separate negotiation.

3. The area shown hatched red on the plan is registered to Hanson Quarry Products Limited. The land formed part of the old road prior to a highway improvement scheme many years ago. The land formed part of the old road prior to a highway improvement ski many years ago. The owners understood that as part of the scheme they were permitted use of the old road which they have used since this time.

4. Users of the church have a right to use the area hatched green on the plan for access to the church and for parking provided access to Manor is not obstructed. 5. The small timber field shelter is not included in the sale.

**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.



#### Local Information

**Local Council:** Somerset Council.

**Council Tax Band:** G.

**Heating: Services:** Mains water and electric, private drainage.

**Tenure:** Freehold.



#### Motorway Links

- M4. M5. M3 via A303



#### Train Links

- Westbury. Warminster. Frome. Bath



#### Nearest Schools

- Nunney or Mells Primary Schools
- Frome. Bruton. Wells.
- Private: All Hallows. Kings Bruton. Millfield. Bath



## FROME OFFICE

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**Important Notice:** These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

