



Manor Farmhouse, Prestleigh, Nr Shepton Mallet

OIEO £650,000 Freehold

COOPER
AND
TANNER

Manor Farmhouse

Prestleigh

Nr Shepton Mallet, BA4 4NJ

OIEO £650,000 Freehold

Description

Manor Farmhouse is a super detached five bedroom family home that is subject to an Agricultural Occupancy Condition. The property is currently undergoing a scheme of improvement and will provide a blank canvas for any buyer to make the property their own. A full list of the proposed works is available from Cooper and Tanner.

The accommodation is arranged over two floors and would suit a variety of living styles with a lovely kitchen opening into a light family/dining room with French doors out onto the garden to the front. There is a separate sitting room to the rear of the house with triple aspect, an open fireplace and sliding doors to the garden to the rear. In addition to the main reception rooms there is a further snug, or indeed additional bedroom if needed, an office, a useful utility room, cloakroom, boot room and lobby.

Beyond the lobby area is an integral double garage with up and over door to the front.

From the hall stairs rise to the first floor landing where doors lead to the five bedrooms and family bathroom. The master bedroom has the benefit of a dressing room and en suite bathroom.

Outside

The house is approached via a shared driveway from the road which leads to the private driveway and parking area, with space for several vehicles.

The garden is currently laid mainly to lawn and lies predominantly to the front and side of the house and, as with the house, is a blank canvas allowing the buyer to create a wonderful backdrop to the house.

Immediately adjoining the house to the rear is a paved terrace which is part enclosed by a low stone wall and then opens to a further area of lawn. A charming stream runs along the western boundary of the garden.

In total, Manor Farmhouse extends to 0.58 acres.

Location

Manor Farmhouse is located in the small Somerset village of Prestleigh, just outside the market town of Shepton Mallet and close to the village of Evercreech.

Shepton Mallet provides an excellent range of facilities and amenities, including supermarkets, schools, theatre, sports and leisure facilities.

The nearby town of Castle Cary offers a mainline rail station and access to the A303 is straight forward.

Local Council

Somerset Council. Council Tax Band G

Services

Mains water and electricity are both connected to the house. Oil fired central heating. Private drainage system



Viewings

All viewings are to be by appointment and accompanied by Cooper and Tanner on 01373 455060

Planning

Planning consent for the house at Manor Farm was granted by Mendip District Council on the 25th January 1989 for 'erection of agricultural workers dwelling' under reference 107878/000. It is subject to the following Agricultural Occupancy Condition:

'The occupation of the dwelling shall be limited to persons employed, or last employed, full-time, locally in agriculture as defined in Section 290 of the

Town and Country Planning Act, 1971, or in forestry, (including any dependants residing with him).

Interested parties are invited to make their own enquiries of the Local Planning Authority. The sale of the property is subject to a Development Uplift Clause should the Agricultural Occupancy Condition be removed. Please contact the selling agent for full details.

Directions

From Shepton Mallet take the A371 towards Evercreech and Castle Cary. Continue down Prestleigh Hill and the entrance to Manor Farm will be found on the left hand side, just opposite the entrance to the Mendip School.



GROUND FLOOR
1640 sq.ft. (152.3 sq.m.) approx.



1ST FLOOR
858 sq.ft. (79.7 sq.m.) approx.



TOTAL FLOOR AREA : 2497 sq.ft. (232.0 sq.m.) approx.

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 is given for their availability or effectiveness from the outset.

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