



Whitstone Hill Farm, Cannards Grave, Shepton Mallet, BA4 4PQ    £1,450,000 Freehold

COOPER  
AND  
TANNER







# Whitstone Hill Farm, Cannards Grave, Shepton Mallet, BA4 4PQ

 6 plus attic rooms  3  3  5.313 acres EPC E

## Description

Whether you are looking for a wonderful rural family home, a property that could suit multi-generational living, or somewhere with the space to combine home with some income potential, Whitstone Hill Farm could be for you.

Set in a superb, elevated position close to the edge of the town of Shepton Mallet with the most stunning wide-ranging views, this period former farmhouse offers a huge amount of scope and potential.

The accommodation is arranged over three floors with the option to be able to extend the existing configuration to incorporate the annex wing into the main house, or indeed convert it to create one, or perhaps two, self-contained living spaces.

The front door sits inside a stone porch and opens into a lovely central entrance hall with doors leading to the kitchen and each of the reception room and stairs rising to the first floor. The three reception rooms include a south facing sitting room with sash windows making the most of the views and a Douling stone fireplace. The dining room is a great room for entertaining with space to seat at least 12. To the side of the dining room is a snug with French doors opening to an enclosed courtyard garden. The kitchen is reminiscent of many farmhouse kitchens with bespoke fitted units, a larder and Aga. Beyond the kitchen is a large utility room – a vital room in a rural property like this together with an office, a large glazed porch and a second staircase leading to the first floor.

On the first floor, from the main staircase, there is a lovely open landing with stairs leading to the second floor and a door to the master bedroom with a built-in wardrobe and en-suite shower room. There are three further bedrooms, one with an ensuite, and the family bathroom with a separate WC. Also on the first floor and accessed both from the landing and via the second staircase is a room that is currently being used as a first floor sitting room, with large dual aspect windows giving uninterrupted views. A further staircase leads to another room which could be used as a bedroom with space to create a bathroom. This room, along with the first floor sitting room and the utility room and office on the ground floor could be utilised as a separate living space but still linked to the main house.

In addition to the rooms on the first floor there are three further rooms on the second floor, with a separate loft storage space.

Adjoining the house to the western side is an unconverted space with rooms arranged over three floors. With doors opening at both ground and first floor level this part of the property offers an incredibly versatile space either as additional living accommodation, holiday let or home offices or a combination thereof, with consent having already been granted and services connected.







# Whitstone Hill Farm, Cannards Grave, Shepton Mallet, BA4

Approximate Area = 3523 sq ft / 327.3 sq m (excludes open store)

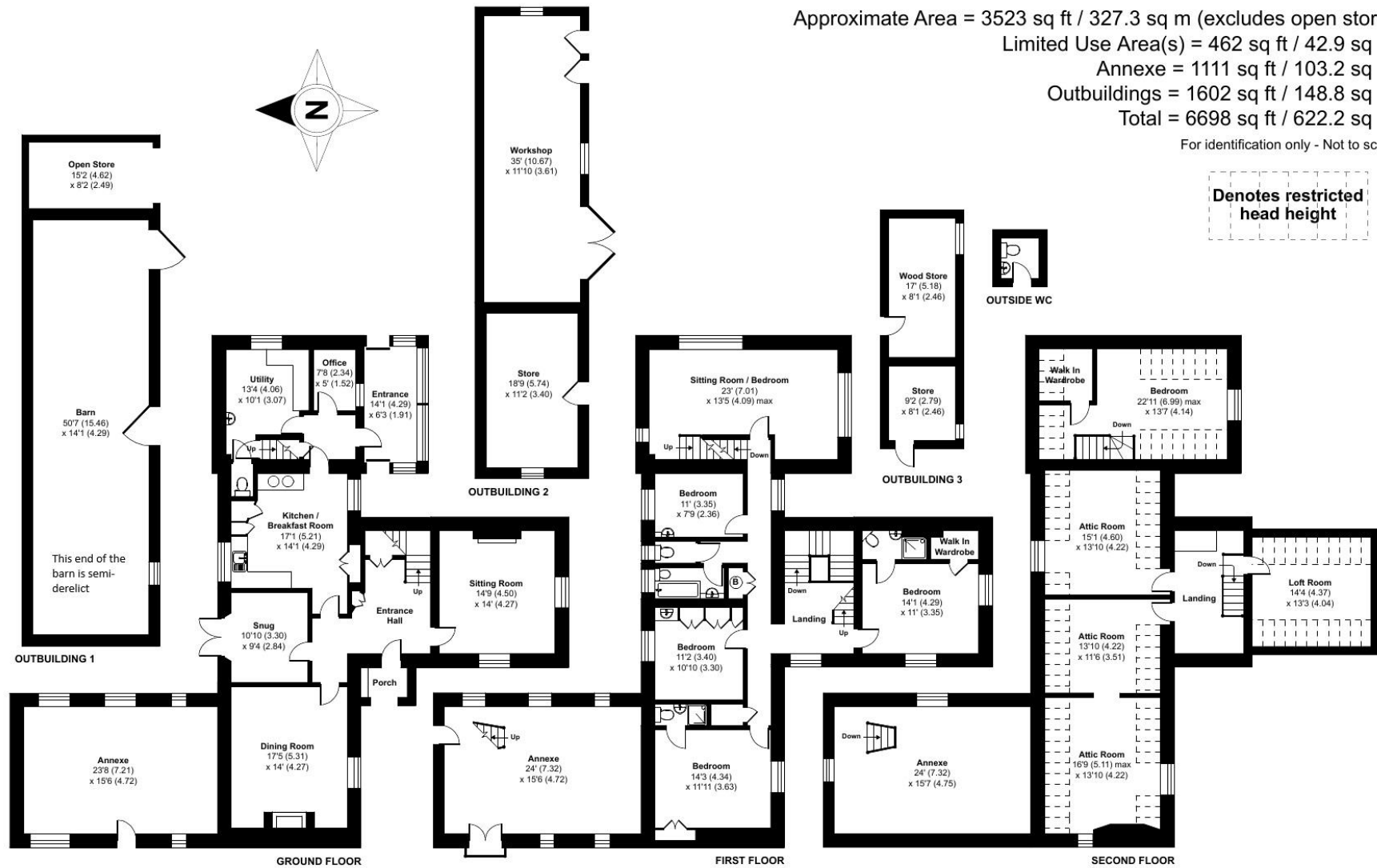
Limited Use Area(s) = 462 sq ft / 42.9 sq m

Annexe = 1111 sq ft / 103.2 sq m

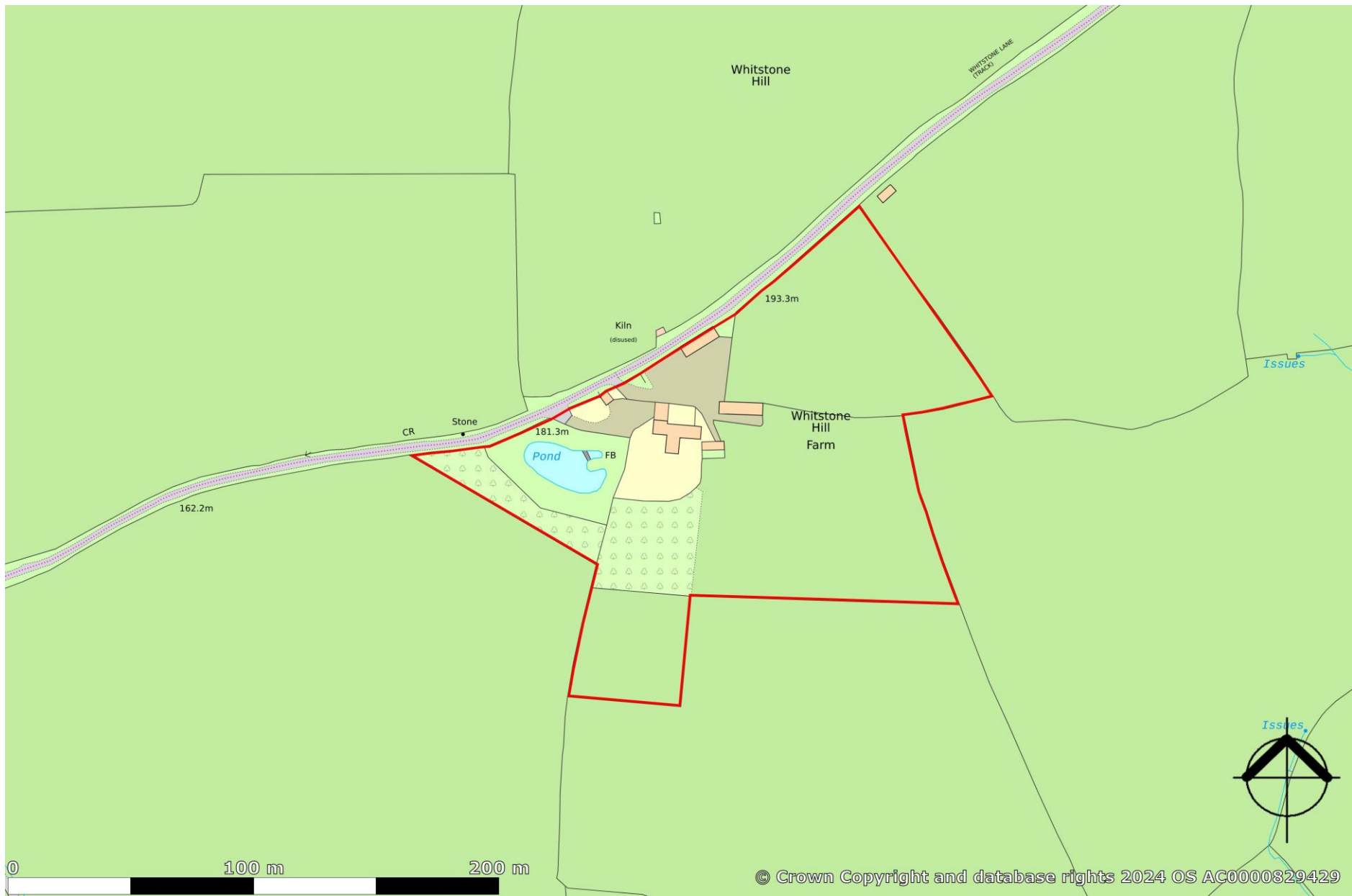
Outbuildings = 1602 sq ft / 148.8 sq m

Total = 6698 sq ft / 622.2 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). © nichecom 2025. Produced for Cooper and Tanner. REF: 1262031





## Outside

The potential that the property offers does not stop outside with two traditional stone barns to the rear that could suit many uses, subject of course to gaining any of the necessary consents. The barn to the East of the house is currently used as a store and workshop with door and window openings to the front with a concrete yard and vehicular access from the main yard. Behind the house is an open yard area with ample space for parking and turning and a further stone barn, partly in need of rebuilding, that again could suit a number of requirements.

The current owners are keen gardeners and have created a very productive garden with a series of raised vegetable and flower beds and fruit cages together with an orchard just below with a paddock beyond. To the side of the garden is an enclosed area with a wildlife pond and a bank of trees running along the southern boundary. As any good garden needs, there are some useful potting sheds, green house and stores.

The paddocks lie to the east of the holding and are laid to pasture, enclosed by mature hedges and have a sunny south facing aspect and benefit from access from Whitstone Hill.

## Location

Whitstone Hill is a no through road with Whitstone Hill Farm being located after about 1/3 of a mile before it becomes a footpath. This gives a private position, but still with good road access.

The nearest town is Shepton Mallet with the neighbouring village of Evercreech providing local facilities including doctors surgery, pharmacy, shops, public house, primary school and church.

The area is well served with an excellent choice of schools, both state and private, including village schools in Doultong and Evercreech, state secondary schools in Shepton Mallet and Castle Cary as well as a state boarding school in Bruton (Sexeys). There are further private schools in Bruton (Kings), Street (Millfield), Cranmore (All Hallows) and Wells (Wells Cathedral)

Commuting further afield is very straight forward with the A303 and A37 being close by giving road access to Bristol, Bath, Exeter and London. Castle Cary mainline rail station provides a regular service to London Paddington, Plymouth, Weymouth, Exeter St Davids and Bristol Temple Meads

## Services

Mains water and electricity are connected to the property. There are 16 solar panels on one of the outbuildings. The vendors outright own these. Private drainage system.



### Local Information

**Local Council:** Somerset

**Council Tax Band:** F

**Heating:** Oil fired Aga

### Rights of Way:

There are no public rights of way crossing the property.



### Motorway Links

- A37
- A303



### Train Links

- Castle Cary to London and Exeter





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