







Dunfords Farm, Edford, Holcombe, BA3 5HH

Guide Price £1,375,000 as a whole
Freehold

COOPER
AND
TANNER



Dunfords Farm, Edford, Holcombe, BA3 5HH

 2  2  2  64 acres EPC N/A

Description

We are delighted to be able to offer Dunfords Farm onto the market for the first time in many years. This incredibly versatile property offers a huge amount of scope and potential and would suit a wide variety of uses and requirements, subject of course to gaining the relevant consents and is being offered for sale as a whole or in three lots.

Lot A

House, Farmbuildings and approximately 16 acres

As coloured red on the sale plan

Guide Price £875,000

Dunfords Farm is a Grade II listed home that was converted from the traditional stable building that would have once been part of Dunfords Farmhouse. The accommodation, whilst in need of a little updating in places, is light and spacious with the potential to extend into the adjoining barns, subject of course to gaining any of the necessary consents.

The front door opens into the entrance hall with stairs rising to the first floor and doors opening to the reception rooms and kitchen. The kitchen is a large space with an excellent range of both wall and base units, built in oven and hob and plenty of space for a table. Beyond the kitchen is a useful utility space, downstairs shower room and rear porch. There are two reception rooms; the first with a fireplace that is currently fitted with a gas fire and then double doors opening into the second reception. This room is lovely and light with double sliding doors opening onto the conservatory.

Upstairs there are two double bedrooms and a family bathroom.

Outside

Adjoining the house and accessed through the rear porch is a single storey traditional barn that is currently used as a garage, workshop area and storage. This space could, subject to the relevant consents, be incorporated into the main accommodation if required or could provide an annexe.

To the front of the house is an open area which provides ample parking for several vehicles with further space to the rear of the property.

There is a small area of lawn to the rear and then a productive vegetable patch to the front.

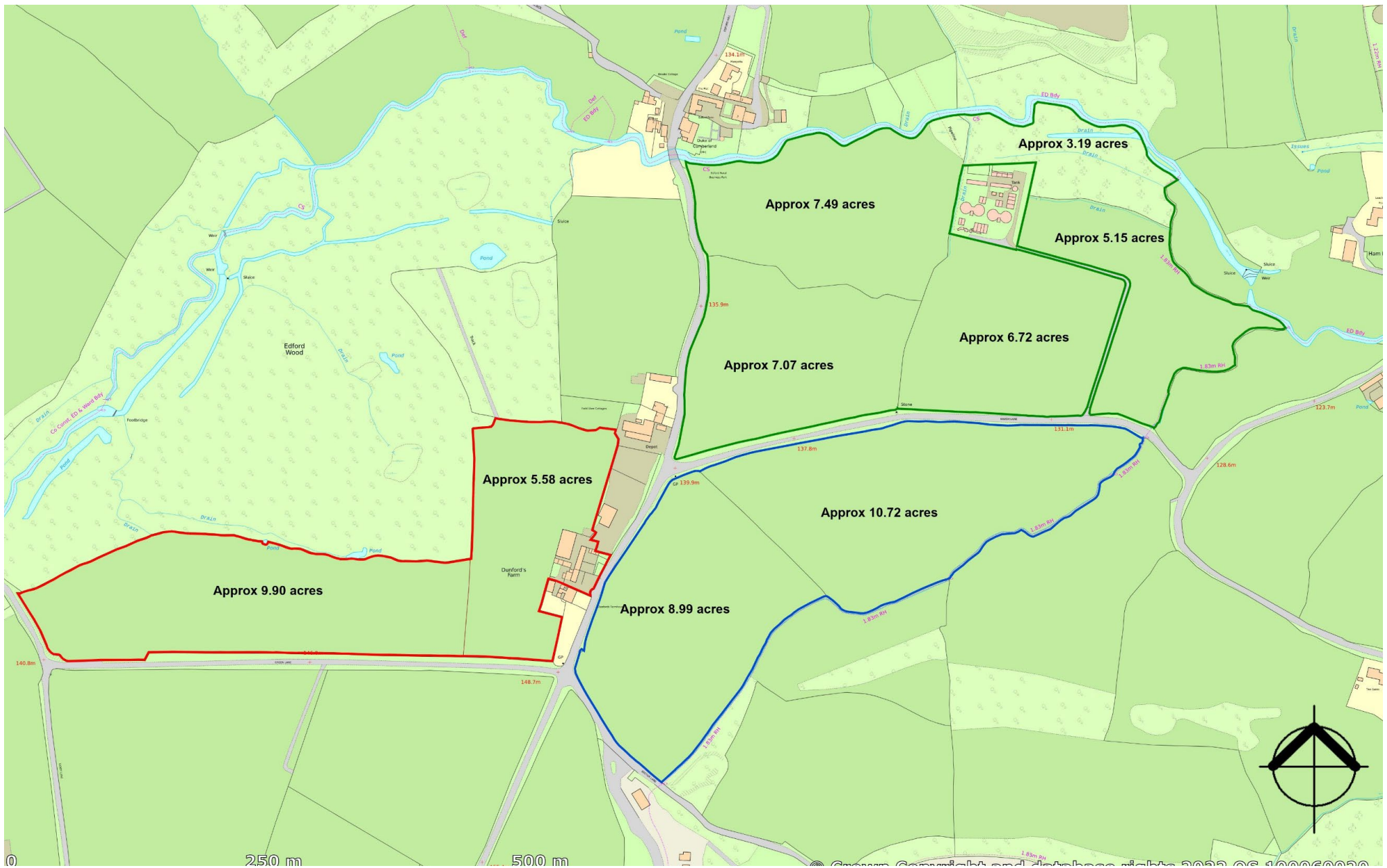
Outbuildings

Immediately adjoining the house to one side is a traditional stone built single storey barn which is divided into two areas, both with doors opening into the collecting yard to the front. To the side of the yard is a further traditional barn which comprises three boxes and again opens onto the collecting yard. Subject to gaining the necessary consents these barns offer a great deal of scope to be converted into perhaps holiday lets, accommodation for relatives, studios or workspaces or simply used for livestock as part of the farm.

Beyond the traditional buildings there is a further useful concrete yard area with muck ramp, gates leading directly to the fields and a more modern steel framed agricultural building with wooden sleeper walls and a concrete flooring, measuring approximately 25m x 14m.



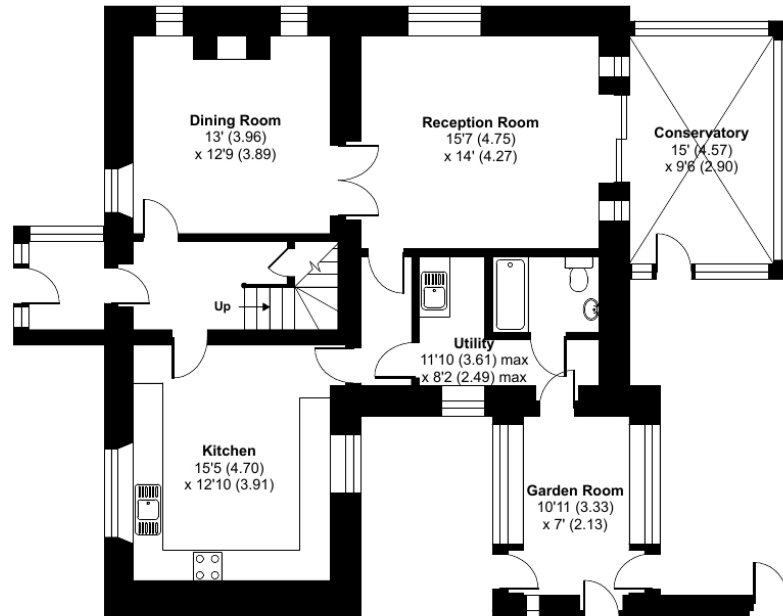




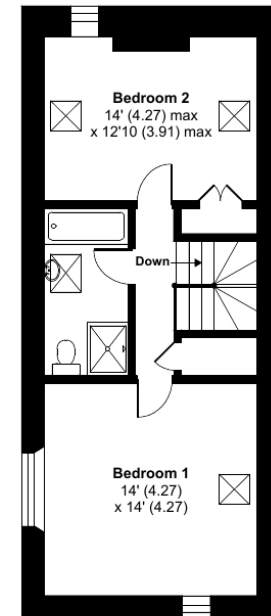
Edford Lane, Edford, Holcombe, Radstock, BA3

Approximate Area = 2423 sq ft / 225 sq m (includes garage)

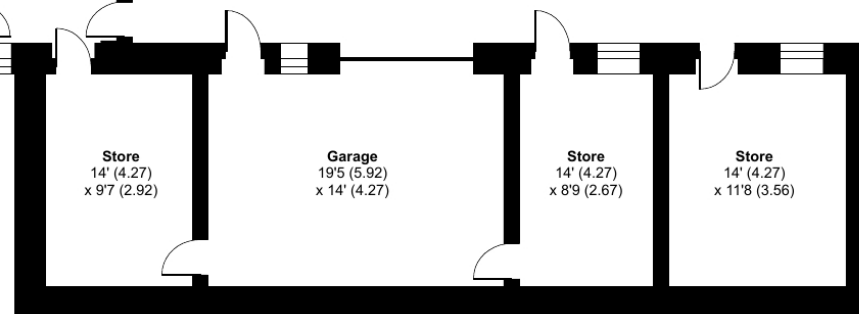
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Cooper and Tanner. REF: 890986

The Land

The land lies to the rear of the house and buildings and is arranged in two level enclosures, each bounded by mature hedges and recently installed stock fencing. Edford Wood runs along the northern boundary and provides excellent natural shelter. There are two direct road access points into the land from Green Lane which runs to the south.

Lot B

Approximately 19.72 acres of land

As coloured blue on the sale plan

Guide Price £200,000 to £250,000

The land is arranged into two parcels, enclosed, and divided by a combination of mature hedges and stock fencing. There is gated road access at three points. The land is predominantly level in aspect sloping very gently towards the southern boundary.

Lot C

Approximately 29.73 acres of land

As coloured green on the sale plan

Guide Price £300,000

A conveniently sized block of just under 30 acres which comprises just over 3 acres of woodland and then approximately 26.4 acres of pastureland, which is arranged into four paddocks again each enclosed by a combination of mature hedges and stock fencing. Gated road access is provided from the lane to the south.

Location

Dunfords Farm is located close to the outskirts of the village of Holcombe and the edge of the Mendip Hills.

Holcombe is a vibrant and thriving community with two pubs, one which now includes a farm shop, church and a number of social and sporting organisations. Primary schools are available in the neighbouring villages of Leigh on Mendip, Chilcompton and Coleford. State secondary education is available in Frome, Shepton Mallet and Midsomer Norton with Stratton of the Fosse, Wells and Bath having excellent private schools. Coleford and Stoke St Michael both offer wider amenities including village shops, doctors' surgery and fish and chip shop.

There are some beautiful walks to be enjoyed in the area with a super network of bridleways around the village and the Mendip Hills being very close by.

Rights of way

There are public footpaths that cross each lot of land as shown by the broken green lines on the location plan.

Dunfords Farm House has a right of way across the driveway to the side of Dunfords Farm to their parking area to the rear.

Dunfords Farm benefits from a right of way through the yard to the north of the farm yard with a gate leading through to the land.



Local Information

Local Council: Mendip Council

Council Tax Band: F

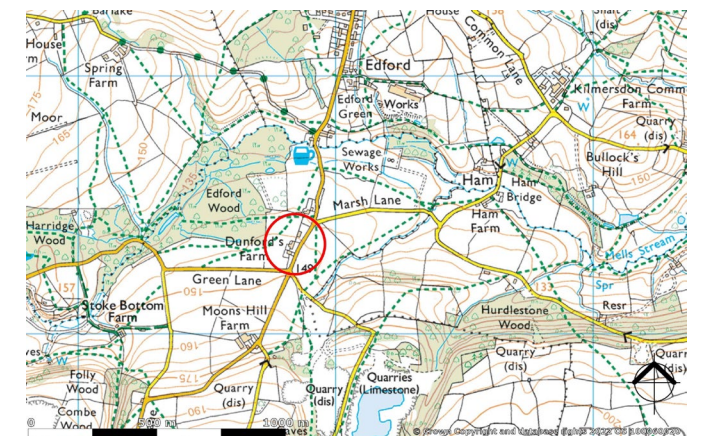
Heating: Mains gas central heating

Services: Mains water, electricity and drainage are connected to the house. Mains water and electricity to the traditional outbuildings and yard. Mains water is connected to each lot of land.

Tenure: Freehold

Viewings: Lot A strictly by appointment through Cooper and Tanner on 01373 455060. Lots B and C can be viewed at any reasonable time on foot with a set of the sale details. Please be aware of any livestock on the land.

What3Words: Lot A: composed.spicy.finishers
Lot B: butter.catching.committed
Lot C: typhoon.commented.destroyer





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