



Manor Farm, Clapton, Midsomer Norton BA3 4EB

£825,000 Freehold

COOPER
AND
TANNER



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Description

A delightful period former farmhouse located within the heart of this popular Mendip village, offering spacious and flexible accommodation arranged over two floors and is ideal for multi-generational living. There is an attached barn, which subject to the necessary planning permissions being sought could be converted into additional accommodation for the main house or a separate dwelling, gravelled driveway parking for several vehicles and mature gardens to the front and rear. The property retains its character and charm throughout with many period features including exposed stone walls and timber beams.

In brief the accommodation comprises an entrance hall, a 31ft sitting room with beautiful stone inglenook fireplace with exposed timber beam and a wood burning stove and a staircase rising to the first floor. From the sitting room a door leads through into the kitchen and dining areas with

French doors leading out on to the gardens. There is a variety of wall and base units with granite worktops over and space for a range cooker and some integrated appliances. From the

kitchen area a door leads through to a good size utility room having a range of fitted wall and base units with a door to the garden. In addition, from the kitchen and dining areas, a door leads through to inner hall which has a door to the outside and a shower room. This in turn leads through to an open plan kitchen/living space with French doors out on to the garden. This area is ideal for a dependant relative wanting their own access and space although easily linked with the main house. To the far end of the property on the ground floor is a good size snug/study with wood burning stove.

To the first floor there is the main bedroom with built in cupboards, two further bedrooms and a family shower room with feature circular wall. All of the bedrooms are double.









Outside

The enclosed gardens to the front are encompassed by natural stone walling with a concrete path leading to the front door with lawned gardens to either side. There are mature flowerbeds and borders housing a selection of plants and shrubs. To the side of the property there is a gravelled parking area providing parking for up to four vehicles. The gardens to the rear are encompassed by walling and hedging with a large lawned garden, paved seating area, ideal for al-fresco dining and enjoying those summer evenings, a large vegetable garden with raised beds, mature trees, shrubs and bushes. Attached to main farmhouse is a barn, which subject to planning permission being sought could be turned into additional accommodation. There is pedestrian and vehicle access to the side of the property leading into the rear garden. In addition there is a stone workshop and storage areas.

Location

Clapton is a small sought after village in open countryside around 1 mile from Midsomer Norton. Midsomer Norton is a thriving town in the Mendip District, located only 9 miles south-west of Bath, 16 miles south-east of Bristol and 10 miles north-east of Wells. The town enjoys a wide range of local shops and amenities including supermarkets, doctor's surgery, leisure centre, numerous pubs and restaurants and a selection of excellent state schools; four primary and two large secondary.

Nearby, the picturesque City of Wells offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), as well as twice weekly markets, cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, several churches and both primary and secondary state schools. For those that have school age children there is a school bus to both Chewton Mendip Primary School in Chewton Mendip and The Blue



Local Information Clapton

Local Council: Mendip

Council Tax Band: F

Heating: Gas 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



MIDSOMER NORTON OFFICE

Arran Stokess
13 High Street, Midsomer Norton, Radstock BA3 2HP
Telephone 01761 411010
arran.stokess@cooperandtanner.co.uk

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