



Clapton Farm, Clapton, Midsomer Norton, BA3 4EB

£799,950 Freehold

COOPER
AND
TANNER



Clapton Farm, Clapton Midsomer Norton, BA3 4EB

 6  2  3 EPC D

£799,950 Freehold

Description

Clapton Farm is an immaculately presented, grade II listed, attached Farmhouse believed to date back over 400 years. It has been improved by the vendor over the past 14 years having new bathrooms, Kitchen, utility room, boiler and carpets, yet still retaining a wealth of character and period features such as stone mullion windows, wooden beams, fireplaces and stone steps to the cellar.

The front door leads into the generous and light sitting room which has plenty of space for two sofas and additional furniture. The main focal point being the fireplace with large oak beam and multifuel stove. The second reception room is also a good size with ample room for furniture and sofas, beamed ceiling, multifuel stove along with two large alcoves. The wooden framed conservatory, accessed from the sitting room, is double glazed and has engineered oak flooring. It is a great space to relax and enjoy the garden views with French doors leading onto the large patio. The kitchen dining room has wide range of wall and base units and a larder style cupboard with integrated dishwasher and microwave and space for a range style 8 burner cooker and a fridge freezer. The dining area, again spacious, can comfortably accommodate a table for six to eight guests and is ideal for entertaining. From the kitchen, steps lead

down to the rear lobby; an ideal space for boots and coats along with doors to the utility room, WC and access to the parking area. The utility room has a sink, wall and base storage units and plumbing for a washing machine and tumble dryer. The WC has a toilet, wash basin and a cupboard which houses the gas boiler. Stone steps lead down from the rear lobby to the large, vaulted cellar which was used as the village air raid shelter during the war.

On the first floor are four bedrooms and the family bathroom. The generous master bedroom has fitted wardrobes, an ensuite shower room and plenty of room for side tables and additional wardrobes if desired. Two further large double bedrooms have a front aspect with stone mullion windows and feature fireplaces with wooden beams while another single bedroom is presently used as a study. The family bathroom has a tiled floor, bath, washbasin and toilet.

The second floor is full of character with stunning wooden beams. It comprises two further double bedrooms, one of which gives access to eaves storage and the attic, while the other is dual aspect and has far reaching views. The shower room comprises a shower, toilet and washbasin.









Outside

The side garden has a wide range of established shrubs and trees including Apple and Fig. It is bordered with an attractive stone wall and an evergreen hedge wraps around the good size lawn. There's a wooden shed and a superb patio, which is both private and a suntrap, perfect for alfresco dining and relaxing. The front garden has a natural stone wall and path leading to the front door. Mainly laid to lawn the garden features an array of plants and shrubs and has lovely feel.

In addition, there is a stone barn, garage and attached shed along with ample parking for at least six cars. The stone barn has planning permission granted for conversion to ancillary accommodation ref 2020/1246/HSE

Location

Clapton is a small village between Midsomer Norton and Wells.

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,

doctors' 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 School in Wells (secondary school).

For those travelling by train, Bath Spa station (which has 1 1/2 hr direct trains to London Paddington) is situated only nine miles away. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just 9 to 12 miles away and are easily accessible.

Viewings are strictly by appointment with Cooper and Tanner. Tel: 01749 676524

REF:WELJAT29042022



Local Information Wells

Local Council: Mendip District Council

Council Tax Band: F

Heating: Gas central heating

Services: Private drainage (via shared septic tank)

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Bath Spa
- Bristol Temple Meads



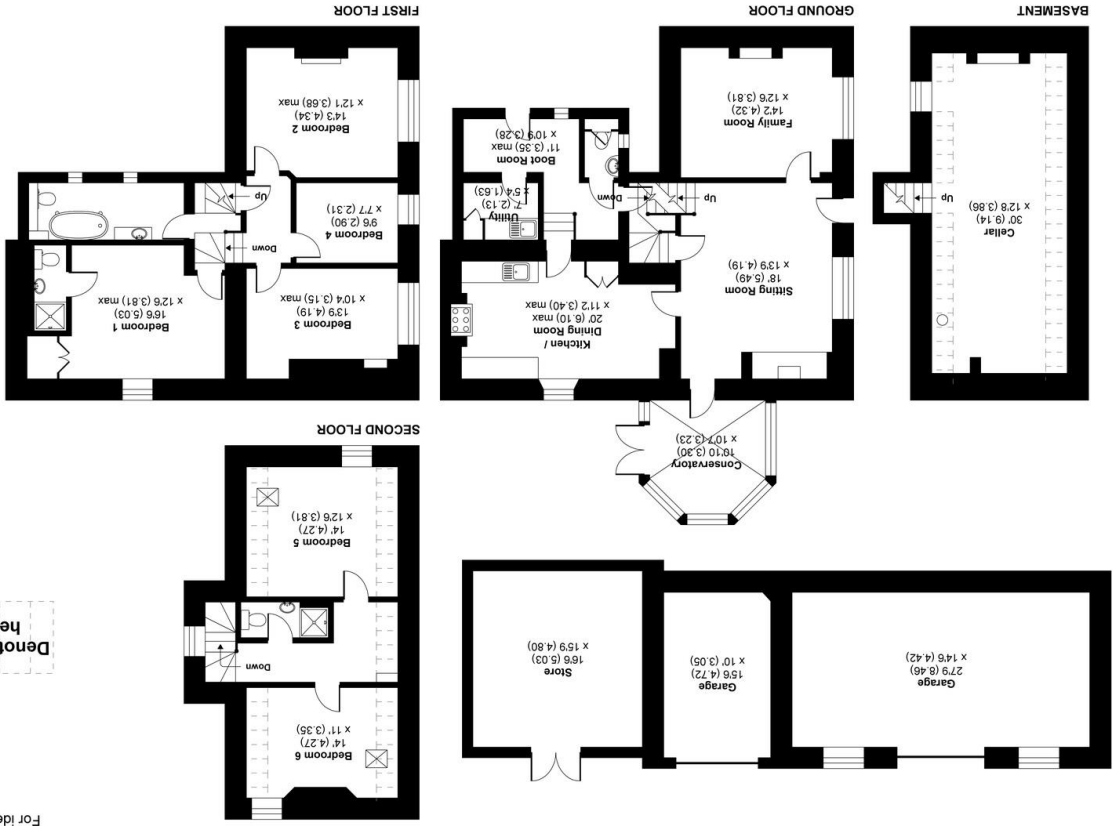
Nearest Schools

- Chewton Mendip & Chilcompton (Primary)
- Norton Hill & The Blue School (Secondary)

Clapton Farm, Clapton, Midsomer Norton, Radstock, BA3 4EB

Approximate Area = 3057 sq ft / 284 sq m (includes garage and excludes store)
 Limited Use Area(s) = 218 sq ft / 20.2 sq m
 Total = 3275 sq ft / 304.2 sq m
 For identification only - Not to scale

Denotes restricted head height



Certified Property Measurement
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nclhcom 2021.
 Produced for Cooper and Tanner. REF: 739418

WELLS OFFICE
 telephone 01749 676524
 19 Broad Street, Wells, Somerset BA5 2DJ
wells@cooperandtanner.co.uk

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.



**COOPER
 AND
 TANNER**