



Manor Farm, Downhead BA4 4LG

£1,350,000 Freehold

COOPER
AND
TANNER



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£1,350,000 Freehold

DESCRIPTION

Steeped in history, Manor Farm occupies a site first recorded in the Domesday Book, when it formed part of a medieval settlement complete with moat and drawbridge. The present house, thoughtfully rebuilt in 1863, retains a wealth of period charm, and its character becomes immediately apparent upon stepping into the generous reception hall. Here, beautifully laid flagstones, matching those found in the neighbouring church, set the tone for the rest of this engaging home. The ground floor is graced by an exceptional drawing room, an elegant space centred around a marble-surround fireplace with log burner and enjoying direct access to the garden. From here, you are drawn through to the kitchen and dining room. Mullioned windows with working shutters, flagstone flooring and a substantial walk-in pantry all enhance the traditional farmhouse feel. Beyond the kitchen lies a useful utility and boot room, with a door to the enclosed courtyard and the substantial three-chamber basement. One chamber houses the biomass boiler; the entire area offers excellent potential for conversion, subject to the necessary consents for a listed building. The games room sits beyond, enjoying its own access to the garden. Returning to the main hall, you'll find a charming sitting room, complete with an operational open fire and double-aspect mullioned windows with shutters, along with a cloakroom. A staircase rises from the entrance hall to the first floor, where solid wood flooring flows throughout and traditional cast-iron radiators enhance the period atmosphere. From the landing and bedrooms,

far-reaching countryside views frame the surrounding landscape, lending an idyllic, pastoral quality to the upper floor. Two well-proportioned double bedrooms each enjoy en-suite bathrooms featuring reclaimed fittings, complemented by two further doubles, a family bathroom and a secondary staircase returning to the ground floor.

OUTSIDE

The gardens are an especially enchanting feature. Enclosed by walls and sweeping from front to rear, they include an extraordinary oak tree believed to be around 450 years old. The grounds feel wonderfully natural, alive with wildflowers, fruit trees and visiting wildlife, with meandering grass pathways that draw you through the many pockets of interest. An additional portion of garden exists beyond the church drive. The home is approached via a short shared driveway crossing a cattle grid, the property enjoys its own private, gated drive with ample parking and raised beds that soften the approach. An attractive pond is a haven for Great Crested Newts.

Please note that the house is attached to the former Grade II listed stables, now operating as a riding school. In all, the grounds extend to approximately 1.34 acres

AGENT'S NOTE

Whilst the main property is freehold, the Games Room has a flying freehold on a long lease, circa 989 years remaining.











Local Information

Local Council: Somerset Council

Council Tax Band: F

Heating: Electric and Solid Fuel (biomass pellets)

Services: Mains water and elec. Private Drainage.

Tenure: Freehold with the exception of the Games Rooms which has a flying freehold lease



Motorway Links

- A303, A36
- M4, M5



Train Links

- Frome, Bath
- Westbury and Warminster



Nearest Schools

- Frome, Bath, Bruton, Street
- Warminster, Wells, Glastonbury

Manor Farm enjoys a peaceful setting in the Somerset village of Downhead, a rural community centred around its charming historic parish church. The surrounding countryside offers an abundance of footpaths and scenic walks, taking in woodland, rolling farmland and neighbouring villages. The area is also well known for its welcoming country pubs, including The Talbot in Mells — a popular spot for good food, local ales and a classic village atmosphere. Several historic churches nearby, such as those in Mells and Nunney, add further character to the landscape. The property is well positioned for access to several vibrant nearby towns. Frome, just a short drive away, is renowned for its independent shops, cafés, restaurants and lively arts scene, while Shepton Mallet offers further amenities.

Bruton, also close by, has become a cultural destination in its own right, home to At The Chapel, Osip Restaurant, the celebrated Hauser & Wirth Gallery and the renowned gardens, hotel and restaurant at The Newt. For a wider range of leisure, shopping and cultural attractions, both Wells and Bath are easily reached. Bath, a World Heritage City, provides elegant architecture, theatres, extensive dining options, a premiership rugby club and the famous Thermal Spa.

Families are well catered for with an excellent choice of schools in the area. Independent options include All Hallows, Hazelgrove, Kings Bruton, Downside, Wells Cathedral School and Millfield, along with a strong selection in Bath. Local primary schools include Mells C of E First School, Leigh-on-Mendip First School, Stoke St Michael Primary and Nunney Primary.

Transport connections are convenient, with rail services to London Waterloo and London Paddington available from Frome, Westbury, Warminster and Castle Cary. Major routes such as the A303 (M3), A36, M4 and M5 are all within straightforward reach, making travel across the region and beyond very accessible.

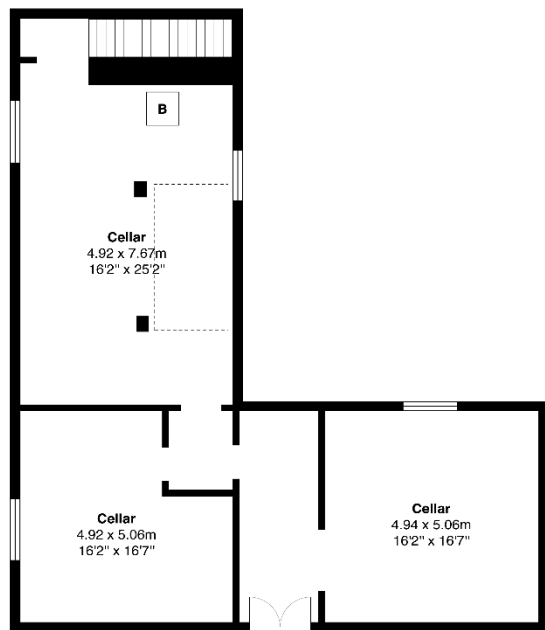
*Approximate distances: Babington House 3.5 miles; Frome 6 miles; Bruton 9 miles; Castle Cary 12 miles; Bath 16 miles.

Manor Farm, Downhead

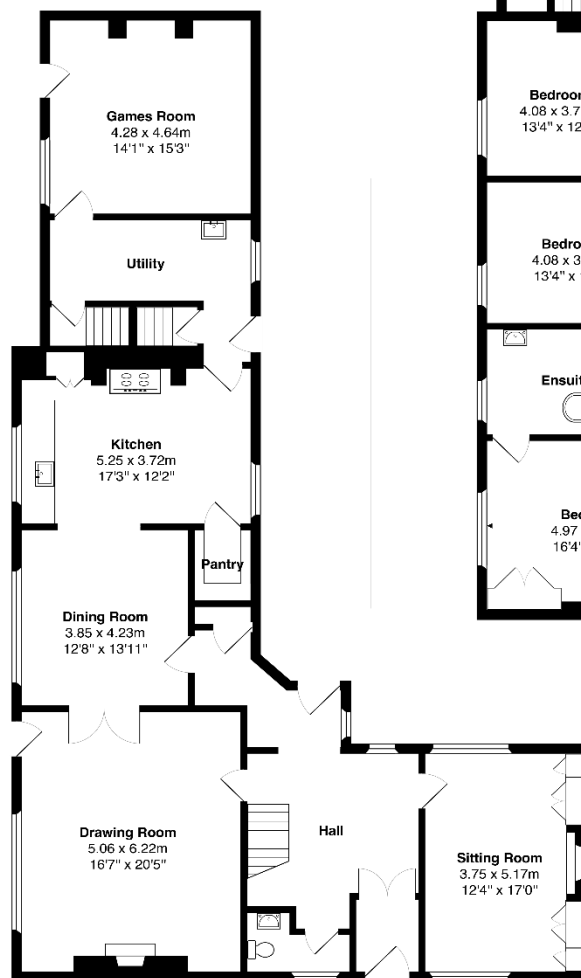


Approximate gross internal floor area of main building - 393.6 m² / 4,236 ft²

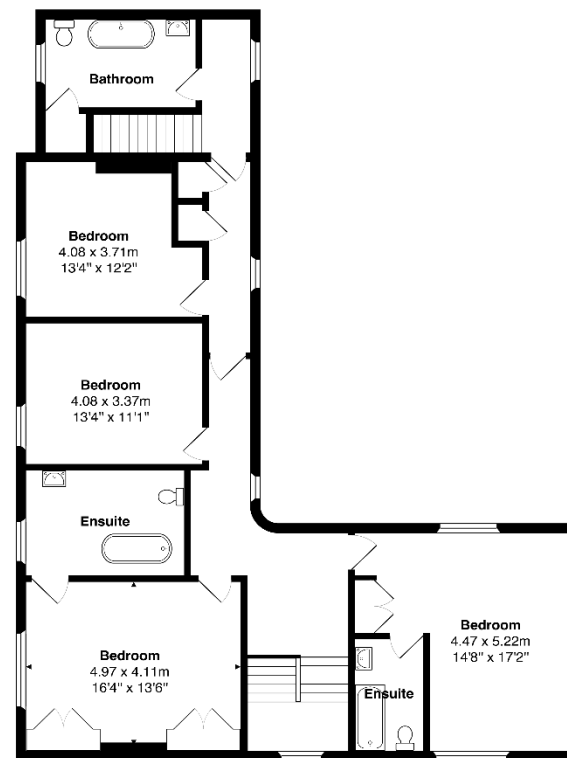
*Please be aware this floorplan was provided by the Vendor
and these measurements have not been verified
by Cooper and Tanner



Area: 104.9 m² ... 1129 ft²



Ground Floor
Area: 160.2 m² ... 1724 ft²



First Floor
Area: 126.5 m² ... 1383 ft²

FROME OFFICE

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