



Hokerstone Farmhouse, Townsend, Priddy, Nr Wells, BA5 3BP

£725,000 Freehold

COOPER
AND
TANNER



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DESCRIPTION

The property is a charming four to five bedroom farmhouse set in the desirable village of Priddy with an abundance of period features and beautiful south-facing gardens. A highly adaptable property, is believed, in part, to date back more than 300 years. Beautifully presented, it boasts five reception rooms including a bright, airy morning room, a living room with wood-burning stove, a large office enabling working from home and enjoys far reaching countryside views in an area of outstanding natural beauty.

Upon entering the property is a spacious entrance hall with a lovely sunny aspect looking over the front gardens and a feature fireplace. The kitchen comprises a range of fitted units topped with wooden worksurfaces and space for a dishwasher and range cooker and also being open to the dining room which can accommodate a table for six to eight people. A step, from the dining room, leads down to the snug which has a wonderful sunny aspect and French doors opening out to the garden. From the snug is a double bedroom which also looks out to the garden along with having the benefit of an ensuite shower room. From the main hall is the formal sitting room with an abundance of period features such as exposed wooden beams, parquet flooring, bespoke shelves and a wood burner as the focal point. A further reception room is currently used as a large home office but

could equally be used as a playroom, sitting room or extra bedroom if desired. A boot room provides access to the garden and has ample space for shoes, coats and wellies.

To the first floor are three double bedrooms which all look out to the garden with one having a feature fireplace and an ensuite w/c. The principal bedroom has the benefit of a dual aspect, fitted wardrobes and an ensuite shower room. The family bathroom features a bath with shower above, toilet and wash hand basin. There are two staircases to the first floor with the principal bedroom having its own private staircase from the kitchen.

OUTSIDE

The gardens have been beautifully tended to by the current owners over recent years and feature an array of shrubs, bushes, fruit trees and flower beds along with an area of lawn and patio, perfect for outside entertaining. Facing south, it benefits from the sun throughout the day with far reaching views of countryside in the distance. Within the garden is a wooden shed for storage, a greenhouse and a footpath leading down to the lower part of the garden with a chicken coup which can also be included within the sale. To the side of the house is a gravel driveway for two to three cars along with a gate opening to the house and enclosed gardens.









LOCATION

Priddy is a popular and vibrant village, centred around the village green and situated in an Area of Outstanding Natural Beauty (AONB) above the southern slopes of the Mendip Hills, approximately 4 miles from the city of Wells and village of Cheddar. The village boasts a 13th Century church, two well-supported public houses, garage, primary school, village hall, shop, farm cafe and hosts multiple events throughout the year including a folk festival and fireworks display. There are plenty of activities to enjoy such as the village outing, choir, yoga history talks, quiz and charity nights, cricket, caving and gardening clubs. There are numerous countryside walks from your doorstep including the National Trust-run Ebbor Gorge along with Deerleap offering panoramic views over the Somerset Levels towards the coast.

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.

There are also many highly-regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside School, Wells Cathedral School and Millfield School. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only twelve miles away. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just 20 miles away and easily accessible.

VIEWING

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

DIRECTIONS

Proceed out of Wells on the A39 Bristol Road. After approximately three miles, turn left signposted Priddy and continue until reaching the village for approx. 2 miles. Continue through the village, across the village green and past the church on your right hand side and continue for a further 400m where the property can be found on the left.

REF:WELJAT23072024



Local Information Wells

Local Council: Somerset Council

Council Tax Band: D

Heating: Oil fired central heating

Services: Private drainage via septic tank, mains water, electricity and super fast broadband connected.



Motorway Links

- M4
- M5



Train Links

- Bath Spa
- Bristol Temple Meads



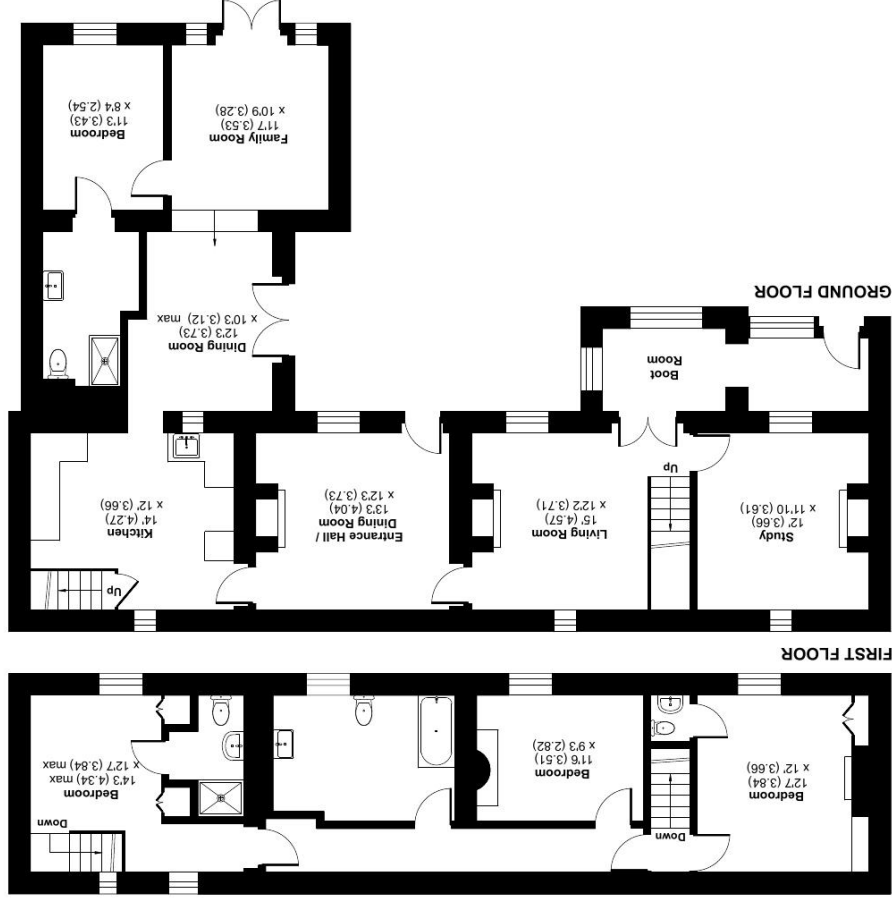
Nearest Schools

- Priddy (primary)
- Wells (primary and secondary)
- Cheddar (primary and secondary)

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Approximate Area = 2000 sq ft / 185.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nldhcom 2024. Produced for Cooper and Tanner. REF: 1160179

WELLS OFFICE

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