



Littlewell Farm, Coxley, Nr Wells, BA5 1QP

£1,250,000 Freehold

COOPER
AND
TANNER



Littlewell Farm

Coxley, Nr. Wells, BA5 1QP

 9  5  8 EPC D,D,E & E

£1,250,000 Freehold

Description

A beautiful five bedroom farmhouse dating to the 1800's with a two bedroom annex, two further holiday cottages, set in 1.5 acres of grounds with beautiful views and located just two miles South West of Wells city centre. The property has been extensively enhanced and improved by the current owners who have run a very successful holiday accommodation business for many years offering an exciting opportunity for any prospective purchaser. Within the grounds there is further potential to add further accommodation with full residential planning permission obtained for the conversion of an old stone barn into an additional one bedroom cottage, along with space for yurts, camping or shepherds huts subject to the necessary consents.

The main farm house comprises a fully fitted kitchen, with built-in appliances, adjacent to a large dual aspect dining room with ample space to entertain ten to twelve people. The sitting room is a warm and cosy room with a fireplace and view over the front garden as the focal points. On the ground floor is a double bedroom with ensuite wet room.

To the first floor are four bedrooms and a shower room, three of the bedrooms having an ensuite and the fourth having a private shower room. All of the bedrooms having lovely views.

Attached to the main house is The Annex. The annex is connected to the main house whilst also being able to be lived in or rented out separately. It comprises a spacious kitchen/dining room, well-proportioned sitting room along with a ground floor double bedroom with ensuite shower room. To the first floor is a further bedroom with an ensuite and lovely views.

Within the grounds are two further holiday cottages. The Stable being a two bedroom and The Chalet being a one bedroom.

The Stable features a large open plan kitchen/dining/sitting room on the ground floor with a double bedroom, single bedroom and shower room on the first floor.

The Chalet is arranged on one level with a large open plan kitchen/dining/sitting room leading through to a double bedroom with ensuite shower room.

Within the grounds is a dedicated laundry barn which houses all white goods for running the business along with ample storage.









The Annex



The Annex



The Annex



The Annex

Outside

A sweeping driveway provides a beautiful aspect of the farmhouse when approaching, with it leading to a parking area for up to eight cars. The driveway also provides access to a larger than average triple garage, beautifully constructed with the benefit of light and power, it provides a safe space for vehicles or to be used as storage. An external staircase leads to the first floor which has electricity and could be used as a study or work from home office, if desired. The property is surrounded by 1.5 acres of grounds which have been lovingly tended over the years with the vast majority of the garden laid to lawn with a vast array of mature trees, shrubs, bushes and flower beds. There are several areas for outside seating and furniture to enjoy the southerly aspect and to entertain. A large area of the plot is fenced off and would be perfect for sheep, goats or poultry. At the far end of the plot is a small stone barn which has full residential planning permission approved to create into an additional one bedroom cottage.

Location

Coxley is a small village situated a short distance to the south of Wells (approx. 5 minutes drive) and

offers facilities including a village hall, primary school, church and restaurant.

Wells is the smallest cathedral city in England. It caters for most everyday needs, offering good shopping facilities as well as restaurants and pubs, a cinema, churches of most denominations, together with open-air markets on Wednesdays and Saturdays.

Schools are excellent with the Cathedral School, the Blue School and a choice of primary schools in Wells, Millfield School in Street and Downside school in Stratton-on-the-Fosse are easily accessible.

There are good road connections to Bristol, Bath, the motorway system and Bristol Airport, with rail links from Castle Cary (about 20 minutes drive away) to London Paddington.

Sporting facilities in the area include racing at Wincanton and Bath, golf at Wells and near Oakhill, sailing or fishing at Chew Valley and Blagdon lakes. In addition, there is a Leisure Centre in Wells offering a variety of recreational facilities.

REF:WELJAT27082021



Local Information Wells

Local Council: Mendip District Council

Council Tax Band: Currently Business Rates

Heating: Gas central heating

Services: Mains drainage, water, gas & electricity.

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bristol Temple Meads
- Bath Spa



Nearest Schools

- Coxley (Primary)
- Wells (Primary & Secondary)

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Approximate Area = 3670 sq ft / 340.9 sq m (Includes Annexe / Triple Garage And Excludes Laundry Room)

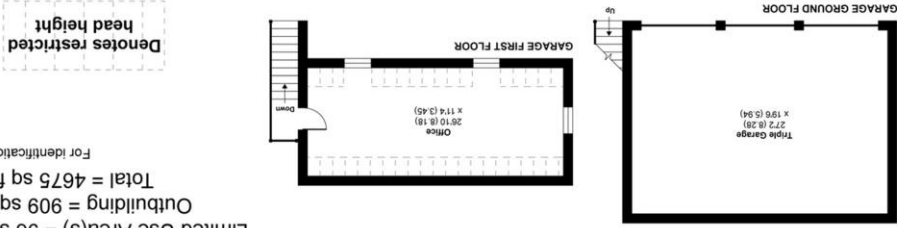
Limited Use Area(s) = 96 sq ft / 8.9 sq m

Outbuilding = 909 sq ft / 84.3 sq m

Total = 4675 sq ft / 434.2 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021.

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AND
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The Stable



The Stable



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