



Long Acre Farm, Panborough, Nr Wells, BA5 1PN

Offers Over £625,000
Freehold

COOPER
AND
TANNER



Long Acre Farm, Panborough, Nr Wells, BA5 1PN

 5  3  2 EPC E

Offers in Excess of £625,000 Freehold

DESCRIPTION

An attractive and beautifully presented, double fronted period farmhouse set in a small village between Wells and Wedmore. This bright and spacious property benefits from an abundance of period features, five bedrooms, two bathrooms, three reception rooms, utility room and cellar with two full height rooms - currently a workshop and gym along with well-tended gardens to the front and side, ample driveway parking and views over the surrounding Somerset countryside.

Upon entering is a wide and welcoming entrance hall with flagstone floor, original panelled staircase, peg rails and an understairs cupboard, ideal for coats and shoes which leads down to the cellar. To one side is the sitting room with wood floor, picture rail, shelved alcoves, deep skirting boards, attractive cornicing and plenty of space for comfortable furniture. A large window, with original panelling and shutters, allows an abundance of natural light and offers views over the garden to open fields and a woodburning stove with wood beam mantle and tiled hearth is the main focal point. Across the hall is the well-proportioned dining room which can comfortably accommodate a table to seat ten to twelve and features; original built-in cupboards, slate fireplace with inset woodburning stove, arched alcove and a traditional style radiator. A large window, again with panelling and original shutters, overlooks the pretty front garden. At the end of the hall is a lobby leading to a cloakroom with WC and wash basin and a large pantry. The pantry benefits from a flagstone floor and offers plenty of useful storage space. There is plumbing in place should you wish to use it as a utility room. From the lobby steps lead down to the kitchen/breakfast room. This useful room houses the 'Worcester' oil fired boiler and features a Belfast sink, space and plumbing for both a washing machine

and tumble dryer, double door to the cellar and two doors to the outside - one to the garden and one to the rear of the house.

The cellar, which can be accessed from both the entrance hall and the boot room/utility room is a marvellous space with two full height rooms. The first, currently used as a workshop, has a stone floor with rubber matting, pine clad ceiling and door leading to the driveway at the front of the house. From this room, double doors open to a larger space, again with stone floors, rubber matting and pine clad ceiling, this generous space is currently used as a gym and has stairs leading back to the entrance hall.

From the entrance hall, stairs rise to the first floor with five bedrooms and two bathrooms. The elegantly proportioned principal bedroom has wide elm exposed floorboards, a cast iron fireplace and ample space for bedroom furniture. A large window, with front aspect, looks out over the garden and verdant countryside beyond. Across the landing, again with front aspect, is a large single bedroom or cosy double with wide elm floorboards, currently presented as a games room. A further spacious double room, with built-in wardrobes, elm floorboards and a cast iron fireplace, has views over the garden and neighbouring orchard. A bright corridor with Velux window leads to two further bedrooms and the two bathrooms. At the rear of the house, with vaulted ceiling and exposed beams is a double bedroom, currently presented with a single bed and featuring fitted wardrobes and clever storage built into the eaves. Adjacent, is the fifth bedroom, currently used as a playroom, with vaulted ceiling and Velux window. This room could accommodate a single bed but could also be used as









DESCRIPTION (continued)

a second study or dressing room, if desired. The recently fitted shower room is beautifully appointed with triple, full height cupboards offering plenty of storage, a large walk-in shower with mains fed shower and herringbone tiles, stone effect porcelain floor tiles, traditional style WC and wash basin and modern towel radiator. Adjacent is a second, fully tiled, bathroom with WC, basin and bath with overhead electric shower.

OUTSIDE

From the lane a five-bar gate opens into the driveway with parking for four to five cars and a raised border with natural stone wall. Steps lead up to the front of the house and to the front garden. The good-sized front garden is mainly laid to lawn with borders of mature trees, shrubs and hedges along with a wrought iron gate leading out to the lane. Beyond the drive is a paved patio area, also accessed from the boot room, and an ideal spot for outside furniture and entertaining.

To the side is a wide border planted with rosemary and lavender, a haven for bees and butterflies. Beyond the border is an area of lawn planted with mature fruit trees and raised vegetable beds, all enclosed with mature hedges. To the side is a further patio area, an ideal spot to sit and enjoy the garden. Within the garden are two wooden sheds and a stone-built store neatly housing the oil tank.

LOCATION

Panborough is a small village between Wedmore and the cathedral City of Wells. Wedmore has a wide range of

shopping and leisure facilities including golf, tennis and cricket clubs and has a very active social scene.

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

From Wells take the B3139 passing through the villages of Wookey, Henton, Yarley and Bleadney. Upon entering the village of Panborough, passing the sign on your left, continue around the right hand bend and then for a further 100m. The property can be found on the right. For parking, turn right down the drive (signposted Chalcroft Barn) and the driveway of Long Acre Farm is on the left.

REF:WELJAT09082024



Local Information Wells

Local Council: Somerset Council

Council Tax Band: E

Heating: Oil fired central heating

Services: Private drainage via septic tank, water and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa & Bristol Temple Meads

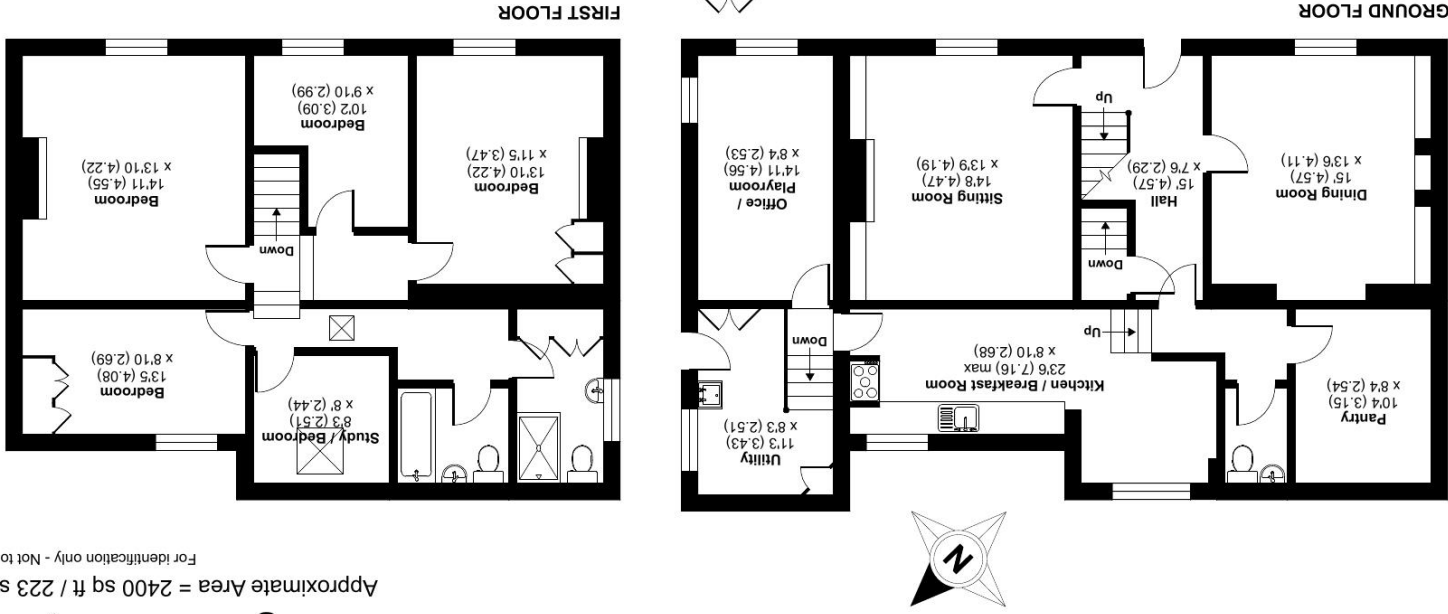


Nearest Schools

- Wedmore (primary)
- Wells (primary and secondary)

Long Acre Farm, BA5

Approximate Area = 2400 sq ft / 223 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). © nlshecom 2024. Produced for Cooper and Tanner. REF: 1168788

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