



Lake Farm, Bleadon, North Somerset BS24 0NY

£1,500,000 Freehold

COOPER  
AND  
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# Lake Farm

## Bleadon, North Somerset, BS24 0NY

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 5  6  4 EPC E

£1,500,000 Freehold – edged in red 4.2 acres

### Description

A quite exceptional 15<sup>th</sup> century farmhouse that retains some fine period details but blends this seamlessly into a light, well-appointed and versatile family home. Approached via a sweeping driveway crossing the front paddock, the farmhouse is offered for sale with an attached annexe/holiday let and gardens, grounds and paddocks totalling over four acres. There is an option to purchase some adjoining land and adjacent two-bedroom barn conversion.

Set in a highly desirable village on the fringes on the Mendip Hills, there are far reaching views to the South and the backdrop of steeply rising hills to the North. Bleadon is ideal for those seeking a picturesque village with a strong sense of community, historic character, and excellent access to both countryside and coast.

### House.

A medieval oak plank and iron studded front door leads into the entrance porch with a door leading into a cosy study with window to the front and door to the side. The entrance hall has a flagstone floor and a door to the rear gardens. The sitting room enjoys a double aspect with double doors and sash windows with shutters. There is a period fireplace with natural stone chimney breast and oak beams inset. A recessed period cabinet sits to one side of the fireplace with a doorway to the study on the other side. The large and light kitchen and breakfast room is the heart of the home with a generous dining area, four oven electric Aga with hotplate and room for a sofa and seating area. A window and double doors overlook the glorious gardens with views across open countryside. The kitchen is fitted with a range of wooden wall and floor cabinets with a Belfast sink and a separate electric

oven. The kitchen also has a walk-in pantry providing lots of extra kitchen storage. There is a further study with windows overlooking the lake and gardens. A practical and functional utility room and laundry area has plumbing for laundry machines, shelving and a sink. An inner lobby connects to the Old Forge.

The staircase in the reception hall leads to the first-floor accommodation. There are four light and spacious double bedrooms all enjoying super views. The family bathroom has a white suite with a bath and separate shower. There is a shower room with a spacious walk-in shower. The second floor has a generous landing with an attractive vaulted bedroom with decorative medieval beams and Velux windows. There is an en-suite shower room cleverly incorporated behind the chimney breast. Across the landing is an ample attic room with Velux windows and exposed beams.

### The Old Forge

Converted from an attached stone barn 'The Old Forge' has been utilised as a self-contained annexe and holiday let in recent years. The accommodation is flexible and this is linked to the main house and could be used as part of the living space of the main house if desired. As a holiday let the house sleeps six guests, but as family living space this provides an impressive, vaulted living-dining room and separate kitchen, a garden room and shower room on the ground floor. A mezzanine area on the first floor then has a study or seating area, a double bedroom and en suite shower room.

From the garden room, is a charming south facing courtyard enclosed by three stone outbuildings. To the north is a walled terrace overlooking the lake.

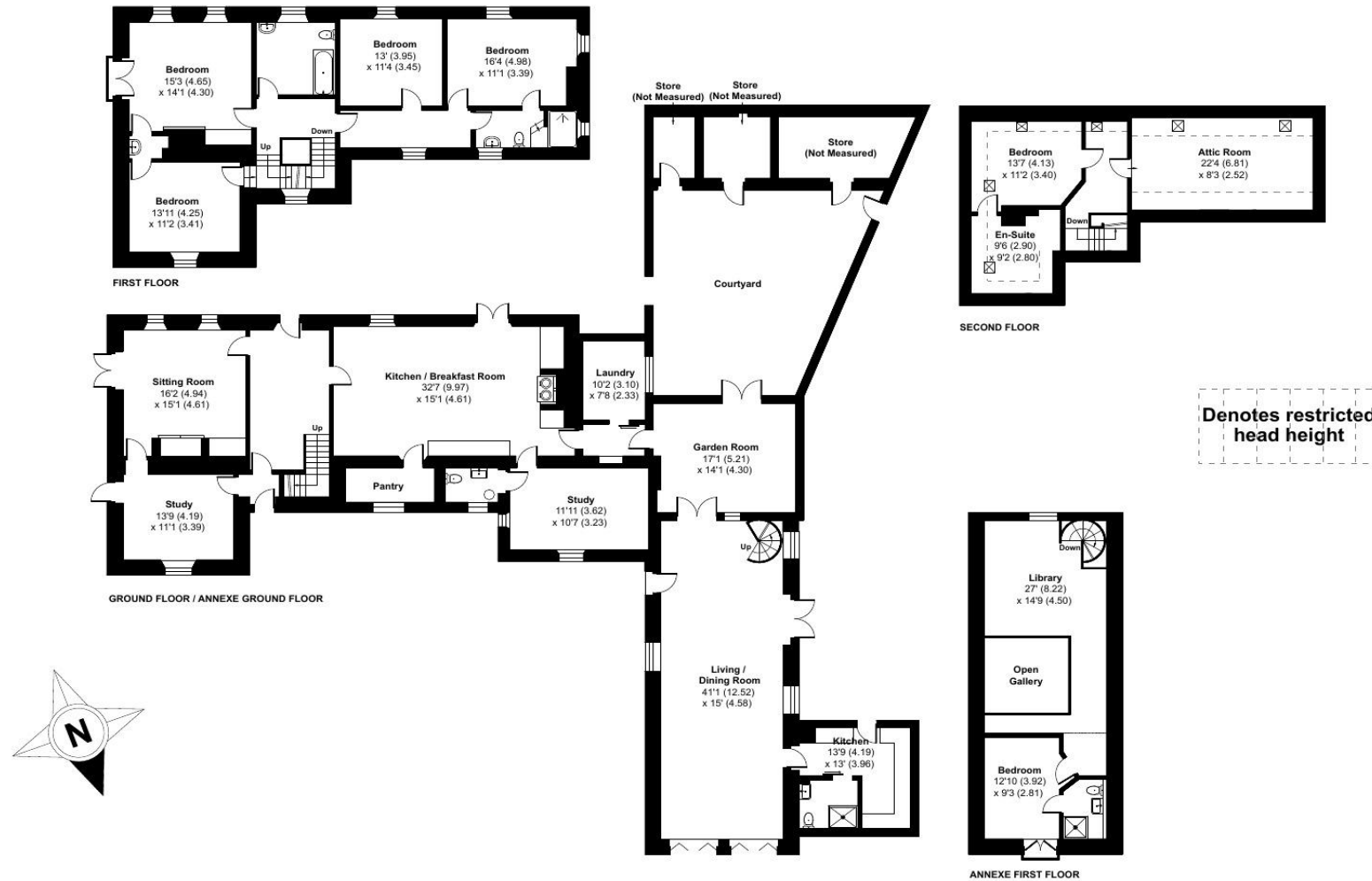






# Shiplate Road, Bleadon, Weston-super-Mare, BS24

For identification purposes only - Not to scale



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### Gardens

The gardens are lovely and are laid mainly to lawn and mown grass with mature trees, roses and shrubs. There are two paved terraces which are ideal for alfresco dining, a lake which is bordered by mature willow and poplar trees.

There are outstanding southerly views from the principal gardens across open farmland and on to Brent Knoll. The terraces benefit from a gloriously sunny aspect.

### Outbuildings

To the front of the house are some useful outbuildings and storage rooms. There is planning consent for a four bay oak framed car port and garage building.

### Land

In all Lake Farm is offered for sale in around 4.2 acres including paddocks of about 2 acres. Further land is available by separate negotiation if required.

### The Walled Garden

Set adjacent to Lake Farm is a separate two-bedroom barn conversion set in 0.3 of an acre as edged in green on the plan. Please see the sales details for this property. Guide price £500,000.

### Location

Nestled on the western edge of the Mendip Hills, Bleadon is a picturesque village just four miles south of Weston-Super-Mare. Dating back to the Domesday Book, Bleadon offers a rich sense of history alongside modern convenience with a shop and post office, a café, hairdressers, two garages, and three traditional pubs. Families benefit from a play area near the village hall and a mixture of community activities to interest all.

A network of footpaths give access to the surrounding hills and along the river, perfect for walking, cycling, and exploring nature. The nearby Mendip Hills provide endless opportunities for outdoor adventure. Bleadon is ideal for those seeking a strong sense of community and excellent access to transport links, the countryside and the coast.

### Agents Note

There are a range of former stone stables and outbuildings and an open yard, which adjoin the Walled Garden Cottage, these could be available by separate negotiation.



#### Local Information



**Local Council:** North Somerset Council

**Council Tax Band:** F

**Heating:** Oil fired heating.

**Services:** Mains water. Private drainage.  
Electric.

#### Train Links

 Weston Super Mare  
 Worle

#### Nearest Schools

- Hutton & Oldmixon Primary Schools
- Broadoak. Sidcott

#### Broadband

Truespeed





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