



Meadowside Farm Witham Friary Frome Somerset BA11 5HA

Offers over £1,200,000

COOPER
AND
TANNER



Meadowside Farm, Witham Friary

Frome, Somerset, BA11 5HA

 4  3  3  22 acres  14 Stables EPC E + C

Offers over £1,200,000 Freehold

Description

An extremely versatile smallholding with superb equestrian facilities and multipurpose buildings, set in a super rural location on the edge of Stourhead Estate. The well appointed three bedroom bungalow has a self contained one bedroom annexe and offers flexible living space. The extensive buildings and land will make this an ideal property to combine home and work life.

Accommodation

A light and spacious bungalow with ample parking to the front set behind iron gates. The reception hall leads into the kitchen/dining room which is the focal point of the house. Overlooking the front gardens with a large picture window the kitchen is fitted with a range of hand made cream wooden units with central island finished with a granite work surface. The sitting room is on the other side of the reception hall and has a woodburning stove set within a wooden fireplace and stone hearth. The study has double doors to the front and a window to the side. The master bedroom suite overlooks the rear gardens and has a dressing area, built in wardrobes and an en suite shower room. There is a family bathroom and two further bedrooms in the main house. The utility room is adjacent to the kitchen and has a door to the front and plumbing for washing machine and dishwasher, space for a tumble drier and fitted cupboards.

There is also a separate cloakroom. The annexe has a sitting room with double doors to the rear, a kitchen area, double bedroom and a shower room.

The gardens

The property has gardens to the front and rear with a well stocked fruit orchard with apple, pear, damson, cherry and walnut trees.

The buildings

There are an excellent range of buildings to suit a variety of uses. Barn 1 has a steel portal frame with a cement fibre sheet roof and has five 20ft bays a concrete floor and power and light. The large workshop is also steel portal framed with cement fibre sheet roofing and a large full height door. There are some smaller workshop/storage rooms attached to the workshop building with 4 pony stables. The main stable barn is conveniently laid out under cover with breeze block partitions. There are 6 14ftx14ft stables with 2 larger 17ftx14ft corner foaling boxes and 2 smaller stables for ponies/dogs.

There is a Claydon four horse walker with a rubber floor. The all weather school measures 20x60m and has a sand and rubber surface. There is a log cabin that was formerly a farm shop that is now a commercial kitchen with separate toilet.

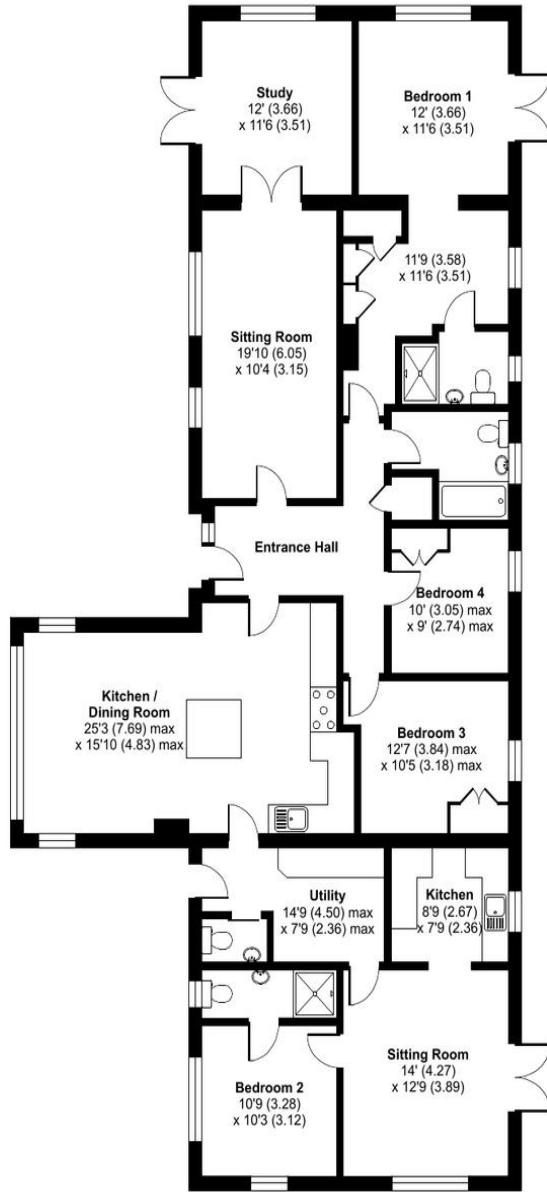




Meadowside Farm, Witham Friary, Frome, BA11



Approximate Area = 2046 sq ft / 190 sq m
 Outbuilding = 12875 sq ft / 1196 sq m
 Total = 14921 sq ft / 1386 sq m
 For identification only - Not to scale

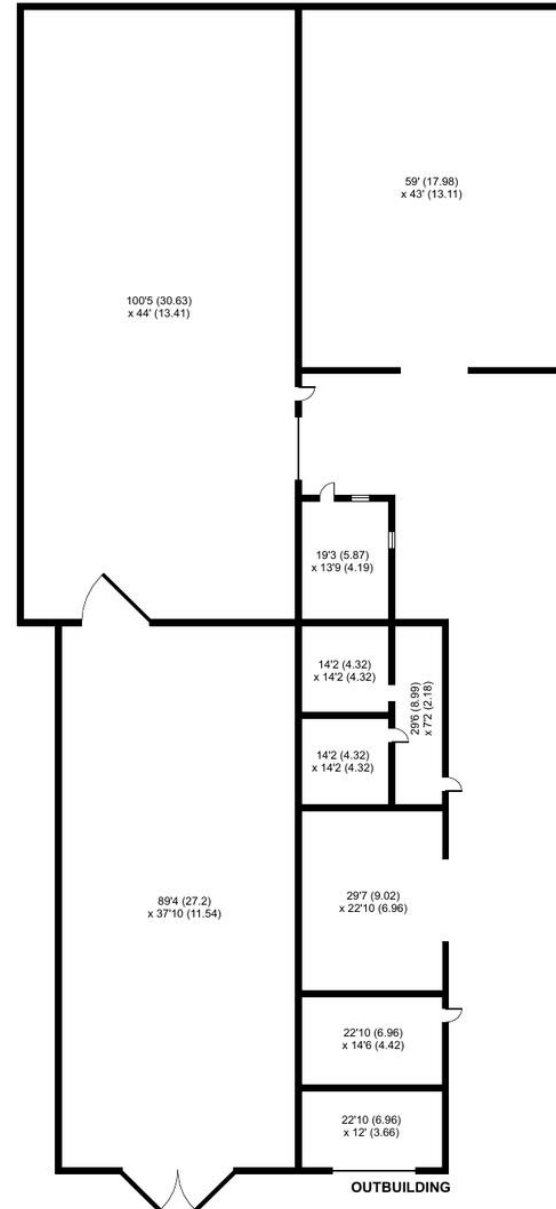


GROUND FLOOR

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OUTBUILDING



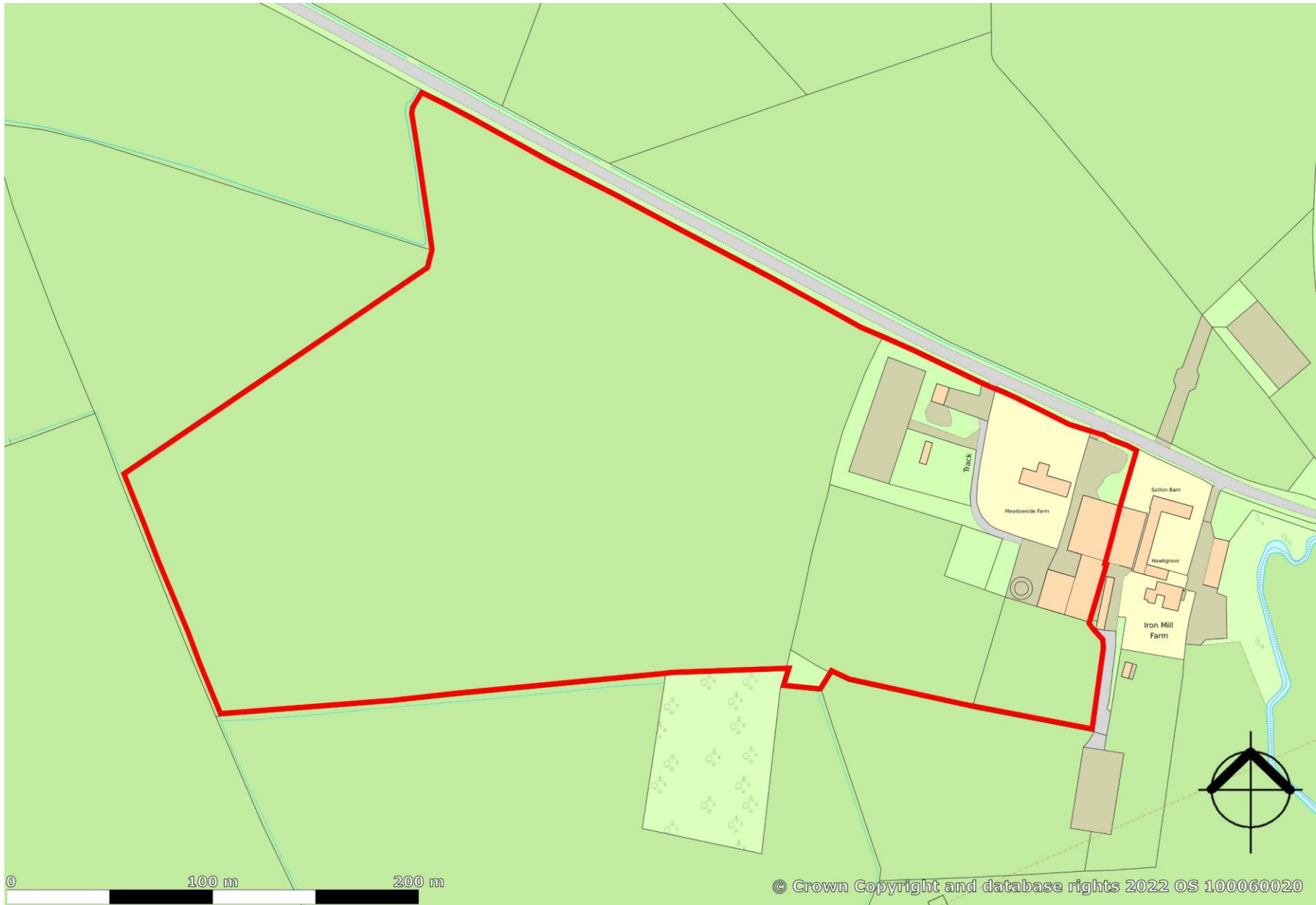
Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Cooper and Tanner. REF: 925657



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Location

Located on the outskirts of the villages of Trudoxhill and Witham Friary. Trudoxhill has a pub, village hall, vets and superb farm selling gelato ice cream with café. There are a super range of footpaths and countryside walks on the doorstep. The village is 4 miles from the market town of Frome, which offers a good range of shops, restaurants, theatres, and sports facilities. Babington House private members' club and hotel is nearby. Bruton is just 8 miles away and is home to Hauser & Wirth and their world class gallery, multi-purpose arts centre and Roth Bar and grill and the outstanding Newt, boutique hotel and outstanding gardens. Bath is just 20 miles north and Wells 15 miles west. The A361 nearby gives access onto the A37 Bristol to Yeovil and A36 Bath to Salisbury. The A303 Mere Junction is less than 9 miles (M3 London to A36 Exeter). Mainline railway stations are located at Westbury (12 miles) London Paddington (110 minutes) and Gillingham (18 miles) London Waterloo (2 hours).

Agents Notes

The bungalow is subject to a mixed agricultural and equestrian occupancy condition. Please ask the agents for information.

Equestrian

The local area offers a variety of riding with lanes and a bridleway giving access to the Stourhead Estate, through which riding is permissible subject to the purchase of a permit. There are several excellent training and competition venues nearby including the new Barrow Farm xc course which is within hacking distance and is available to hire. Hunting is available locally with either the South and West Wilts or Blackmore and Sparkford Vale Hunts. There is also a choice of pony clubs covering the area including Wylde Valley, Blackmore and Sparkford Vale and South and West Wilts.

The land

All in permanent pasture, there is a mixture of railed paddocks and larger enclosures that make the grazing and handling of livestock simple. Water is connected to the land.

Directions

From the A361 heading between Frome Shepton Mallet, take the turning signposted to Trudoxhill. Continue through the village and follow the road towards Gare Hill. Meadowside Farm can be found on the right hand side adjacent to Iron Mills Farm.



Information

Local Council: Mendip **Council Tax Band:** C

Heating: Oil fired central heating

Services: Mains water. Private drainage.

Tenure: Freehold.

Equestrian Venues

- King Sedgemoor Equestrian Centre
- Barrow Farm XC Course
- Warminster Saddle Club.
- Downlands Equestrian Centre
- West Wilts Equestrian Centre



Motorway Links

- A303. A36
- M5. M4



Train Links

- Frome. Westbury. Bath



Nearest Schools

- Nunney. Upton Noble. Frome
- Bruton. Bath. Wells.



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