



Old Farm, Clapton, Midsomer Norton, BA3 4EB

£900,000 Freehold

COOPER
AND
TANNER



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 5  3  2 EPC Not Required

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DESCRIPTION

Old Farm is a beautiful, five bedroom Grade II Listed period farmhouse located within the sought after Mendip village of Clapton and is set within its own gardens and grounds of approximately 2/3 of an acre of mature gardens and orchard. The property retains its character and charm throughout with period features including inglenook fireplaces, exposed stone walling, stone mullion windows, wooden beams along with the potential to convert the loft space (subject to the necessary consents), with ample driveway parking, attached double garage, a stone outbuilding and appreciating rural views over neighbouring countryside. Old Farm offers spacious, flexible and versatile accommodation arranged over two floors.

The layout of the property offers the option, if desired, to section off part of the property, giving the option of a three bedroom section and a two bedroom section, ideal for multigenerational living or to generate an income.

In brief the accommodation comprises an entrance hall with staircase rising to the first floor landing, a dual aspect kitchen/breakfast room with a range of fitted wall and base units with wooden and granite worktops over, integrated dishwasher and space for a range cooker. The sitting room has a beautiful inglenook fireplace housing a wood burning stove and a stone hearth and doors from the sitting room lead to the inner hall and dual aspect study or downstairs bedroom should you wish. From the inner hall, a door leads into the family room with feature inglenook fireplace with original bread oven and a door leading to the gardens. In addition two sets of stairs rise to the first floor.

To the first floor there is a generous landing with stairs rising to the two good sized loft spaces, which subject to the necessary planning permissions being sought, could be converted into additional accommodation and one already being fully floored. There is the main bedroom with fitted wardrobes and Jack and Jill shower room, three further double bedrooms, one single bedroom and a good sized family bathroom with separate shower cubicle. Two of the bedrooms are set in the portion of the house which dates back to the 1580's and have interesting period features.

Downstairs there is a good sized utility room with ample wall and base units, a sun room giving access to the gardens and a downstairs WC. From the hallway a door leads into the attached double garage.

Old Farm is a great family home and internal viewing comes highly recommended to fully appreciate what this property has to offer.

OUTSIDE

The property is approached over a cattle grid leading on to the driveway with a mature orchard to either side planted with an array of fruit trees. At the end of the driveway is a gravelled area providing parking for several vehicles and leading to the attached double garage and a detached stone outbuilding - which has a variety of uses and could be converted into additional accommodation or home office, subject to the necessary consents. The property is enclosed by natural stone walling to all sides. The mature gardens to the side and rear are predominantly laid to lawn









OUTSIDE (continued)

with a variety of trees, shrubs and bushes, all designed to be relatively low maintenance, and offering an inviting place for children to play. The part of the garden nearest the lane is screened with high hedges to maintain privacy. There is a good sized paved seating area, ideal for summer evenings and al-fresco dining. This area can also be accessed from the sitting room. There are two greenhouses next to the very productive vegetable garden.

LOCATION

Clapton is a small sought after village in open countryside around 1 mile from Midsomer Norton. Midsomer Norton is a thriving town in the Mendip District, located only 9 miles south-west of Bath, 16 miles south-east of Bristol and 10 miles north-east of Wells. The town enjoys a wide range of local shops and amenities including supermarkets, doctor's surgery, leisure centre, numerous pubs and restaurants and a selection of excellent state schools; four primary and two large secondary.

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. For those that have school age children there is a school bus to both Chewton Mendip

Primary School, in Chewton Mendip and The Blue School in Wells (secondary school). For those travelling by train, Bath Spa station (which has 1 1/2 hr direct trains to London Paddington) is situated only nine miles away. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just 9 to 12 miles away and are easily accessible.

VIEWING

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

DIRECTIONS

From Wells take the B3139 signposted to Bath. Continue for approx. 4 miles to the village of Emborough. At the staggered crossroads with the A37, go straight across passing the Old Down Inn on your left. Continue for approx. 800m and turn left, signposted to Clapton, onto Thickthorn Lane. Continue for approx 2km and turn right onto Zion Hill. Continue for approx. 800m, passing the Crown Inn on your right. Follow the road round a left hand bend and the property can be found on the left.

REF:WELJAT11032025



Local Information Wells

Local Council: Somerset Council

Council Tax Band: G

Heating: Gas central heating

Services: Private drainage, Mains water, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Bath Spa
- Bristol Temple Meads

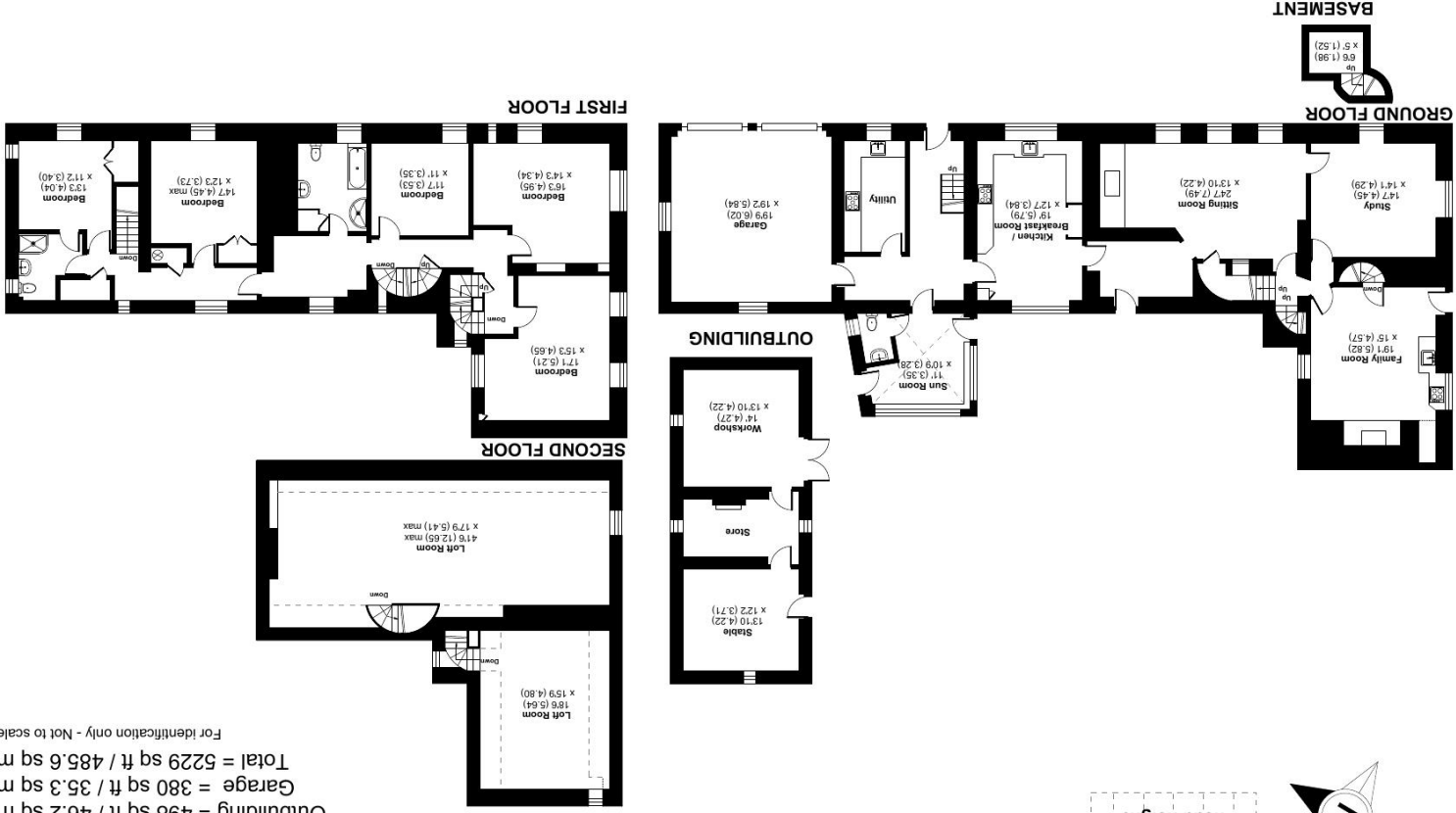


Nearest Schools

- Chewton Mendip & Chilcompton (Primary)
- Norton Hill & The Blue School (Secondary)

Clapton, Midsomer Norton, Radstock, BA3

Approximate Area = 4144 sq ft / 384.9 sq m
Limited Use Area(s) = 207 sq ft / 19.2 sq m
Outbuilding = 498 sq ft / 46.2 sq m
Garage = 380 sq ft / 35.3 sq m
Total = 5229 sq ft / 485.6 sq m
For identification only - Not to scale



Denotes restricted head height

RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nkhccom 2024.
Produced for Cooper and Tanner. REF: 1180490

WELLS OFFICE
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