



Cuzners Farm, Standerwick, Frome, Somerset BA11 2PS

£895,000 Freehold

COOPER
AND
TANNER



Cuzners Farm, Standerwick, Frome, Somerset, BA11 2PS

 3  2  1  10 acres EPC D

£895,000 Freehold

Description

Approached via a driveway, this is a super farmstead in a convenient yet private location on the Somerset and Wiltshire border. Set within just over 10 acres, there is a charming period farmhouse with exposed beams and period features that provides scope for extension and enhancement together with a small range of farm buildings and useful outbuildings.

Accommodation

The front door leads into a glazed entrance porch and sunroom.

A door leads then into the sitting room. There is a fireplace (currently blocked up) with exposed beam over and windows to the front and side. The dining room has an exposed wooden floor, a fireplace (currently blocked up) and a window to the side.

The kitchen and breakfast room enjoys a dual aspect with windows overlooking the gardens and land. There is a range of floor and wall cabinets, sink with drainer and an electric oven and hob. A wood burner gives a cosy and welcoming feel during the colder months. There is a useful shelved larder cupboard, an airing cupboard and an additional under stairs cupboard.

There is a rear entrance porch and adjoining cloakroom with useful workshop and storage space.

On the first floor, bedroom one has dual aspect overlooking the land and drive with exposed beams. There is a built in cupboard and access to the loft. Bedroom two has a window to the side, a fireplace that has been boarded up and built in cupboards.

Bedroom three has a window to the front with exposed beams and a boarded fireplace. The family bathroom has a bath and separate shower with a window to the rear. On the landing there is access to a further attic that provides useful storage space.

Accessed externally but part of the house there is an Old Dairy which provides a storeroom and boiler room with loft over. There are solar panels on the roof. The Old Dairy could be incorporated into the house as could the former cow stall building.

The gardens are mainly to the side and rear of the property and are well stocked with mature trees, raised beds, fruit trees, bushes and sheltered seating areas.

The Buildings

There is a steel portal framed Dutch barn with leanto's on both elevations constructed of timber pole and clad in tin. Adjoining is the former cow stalls building built of rendered concrete block. A small timber former poultry building adjoins the garden to the rear.







Hillier Cottages

Mathon House

Standerwick

The Bungalow

Black Dog Cottages

TCB (dis)

Club

LB

Bell Inn (PH)

The Homestead

4.025 acres
(1.629 ha)

STANDERWICK
CROSS

A36

Lay-by

0.594 acres
(2403.61 m²)

Track

Pond

Cuzner's Farm

Pump House

4.452 acres
(1.802 ha)

MP 112.75

Frome Market

0m 30m 60m 90m

Promap

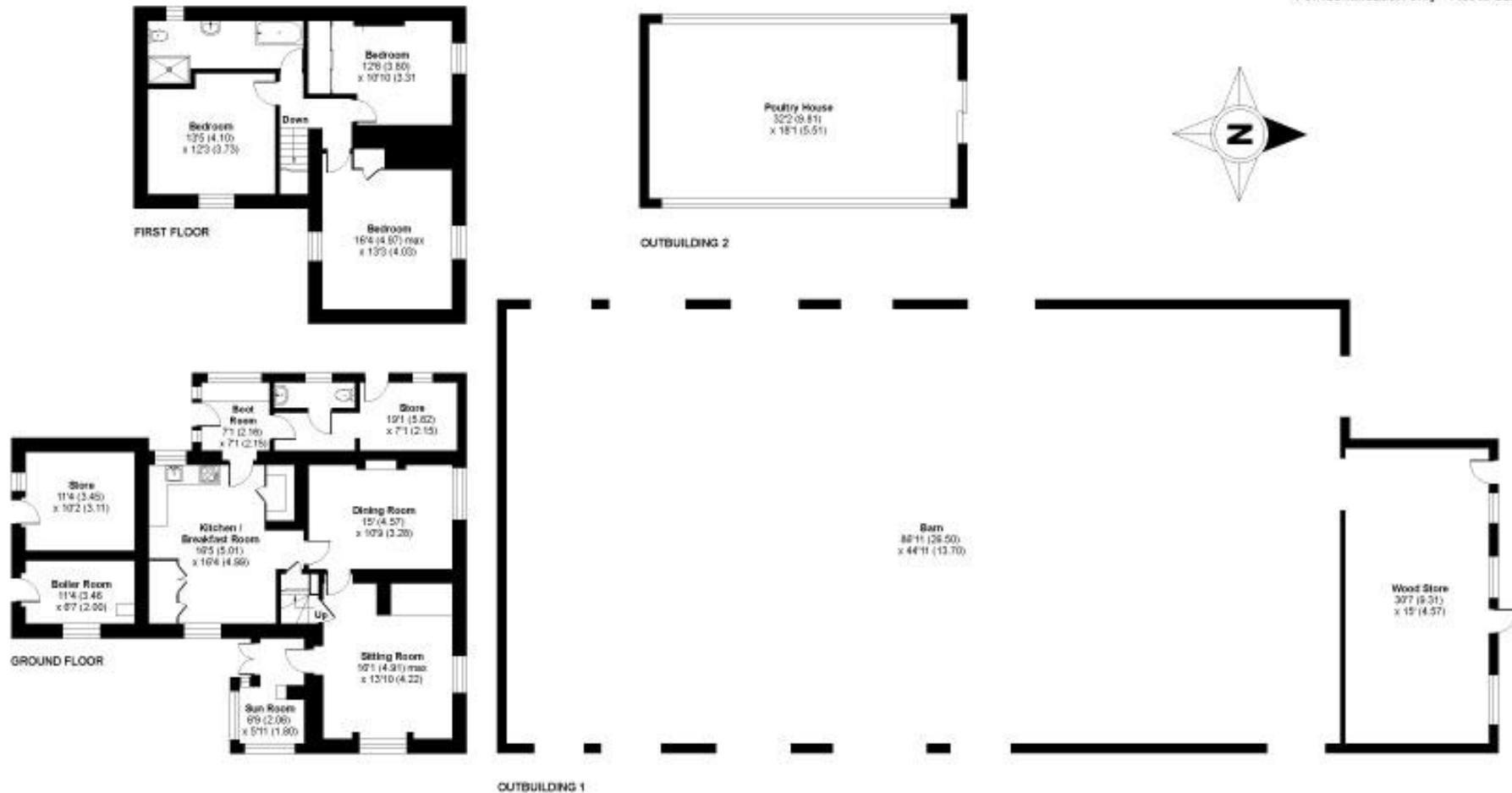
Berkley Street, Standerwick, Frome, BA11

Approximate Area = 1730 sq ft / 160.7 sq m

Outbuildings = 5153 sq ft / 478.7 sq m

Total = 6883 sq ft / 639.4 sq m

For identification only - Not to scale



The Land

In all the farm sits in about 10 acres arranged in two larger fields and a small paddock. The land is level and enclosed by natural hedgerow with some post and wire. It is MAFF Land classified as Grade 3 and is permanent pasture.

Location

The village of Standerwick is situated around the A36 south of Bath, which is just 13 miles away. The village has a friendly pub, the excellent farmers' co-operative, Mole Valley Farmers, where you can purchase a large and varied selection of goods, and Frome Livestock Market.

Nearby is the award winning Whiterow Farm Shop, with a first-class butchery, fishmonger, bakery, delicatessen, florist, gift shop and restaurant.

The thriving village of Beckington is close by and offers two public houses, tennis, football, and cricket clubs, village hall, village school and Springmead private day nursery and prep school.

Recreational facilities locally are good with golf, fishing, tennis, shooting and beautiful open countryside all on the doorstep.

Railway connections at Frome, Westbury and Bath for London Paddington and Warminster and Gillingham for London Waterloo. Communication links are excellent with Bath and Bristol within commuting distance and the A303, A36 & M4 & M5 all within easy reach.

The beautiful Somerset countryside provides a variety of leisure pursuits and Babington House (country house hotel and private members' club) is at nearby Mells.

Agents note

The owners of the field to the northwest have an agricultural right of way over the driveway and track to the side of the house.



Information.

Local Council: Somerset Council.

Council Tax Band: F

Heating: Oil fired central heating. Grant boiler.

Services: Mains electricity with solar panels and feed in tariff. Mains water. Private drainage.

Tenure: Freehold. Vacant possession.



Motorway Links

- A303. A36
- M5. M4



Train Links

- Frome. Westbury
- Bath



Nearest Schools

- Beckington. Berkley
- Frome. Bath. Warminster



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