



Cricklake Farm, Cocklake, Wedmore, BS28 4HF Offers over **£1,200,000** Freehold

**COOPER
AND
TANNER**



Cricklake Farm, Cocklake Wedmore, BS28 4HF

 6  2  4  12.9 acres EPC D

Offers over £1,200,000 Freehold

Description

Set on a quiet track in a peaceful rural location, an attractive stone farmhouse enjoying superb countryside views with a good range of modern farm buildings and set in just under 13 acres of paddocks, yards and hardstanding.

The occupation of Cricklake Farmhouse is subject to an agricultural occupancy restriction. Further details available on request.

Accommodation

An attractive farmhouse built about 20 years ago in a traditional style with exposed beams, stonework and flagstone floors.

The stone-built entrance porch opens into the entrance hall with flagstone floors, staircase to the first floor and a door to the rear. The sitting room enjoys a triple aspect with exposed wooden floors and a wood burner inset into a fireplace with wooden beam over. The study has a window overlooking the gardens and orchard to the front. The farmhouse style kitchen has a flagstone floor with bespoke wooden cabinets, two Belfast sinks, oil fired Rayburn oven set into an attractive red brick chimney breast with bread oven inset and a larder.

Adjacent to the kitchen is a utility room with plumbing for laundry machines, an oil-fired

Worcester boiler and a separate downstairs wet room.

On the first floor the bedrooms all enjoy countryside views. The master bedroom has triple aspect windows and an en suite shower room. There is a further ensuite bedroom with dressing room, and another bedroom served by a 'Jack and Jill' bathroom. On the second floor there are three attic bedrooms in the eaves with some storage cupboards built in.

Outside

The house enjoys countryside views towards Nyland Hill and has mature, well planted gardens to the front with an orchard and ample parking.

Outbuildings

There is a comprehensive range of agricultural buildings and concrete yards that offer livestock housing and workshop space. There is a separate vehicular access to the yard and the buildings could subject to the necessary consent be converted into a variety of different diversification uses and workspaces.







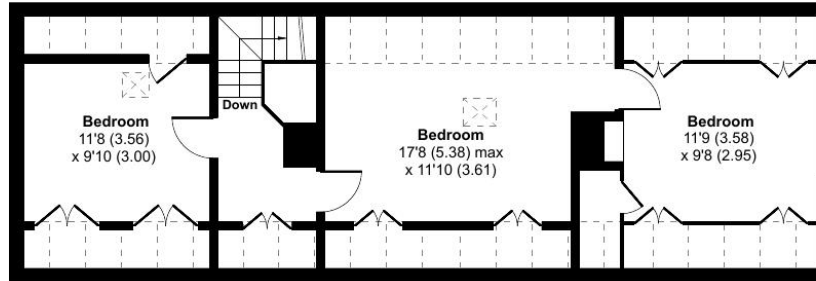
Cocklake, Wedmore, BS28

Approximate Area = 2479 sq ft / 230.2 sq m

Limited Use Area(s) = 196 sq ft / 18.2 sq m

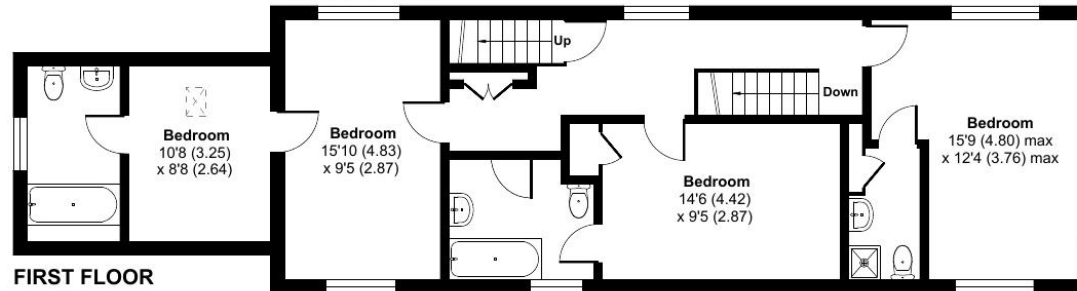
Total = 2675 sq ft / 248.4 sq m

For identification only - Not to scale

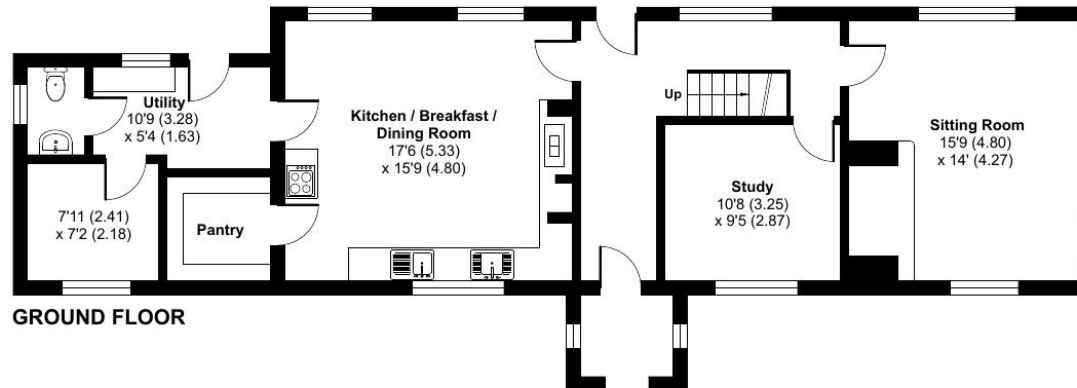


Denotes restricted head height

SECOND FLOOR



FIRST FLOOR



GROUND FLOOR





Cocklake is a small village near the town of Wedmore and is surrounded by beautiful countryside. The village has picturesque views and an excellent local pub. There is a popular nearby nature reserve at Shapwick Heath. The nature reserve is home to a variety of wildlife, including otters, deer, and a wide range of bird species. Nearby Wedmore is a thriving village set on a high ridge above the Somerset Levels with a rich history and architectural heritage. Wedmore is an exciting social and commercial rural centre with a wide range of retail and leisure facilities including a selection of boutique shops. Day to day amenities include a newsagents/general stores, pharmacy, a butcher shop, delicatessen, post office, fishmongers, grocers, a range of eateries and two public houses. A lively and friendly community with a diversity of cultural and sporting activities including opera, theatre, parkland golf course, floodlit all weather tennis courts, indoor and outdoor bowling greens and both cricket and football pitches. There is a community run bus service to the larger nearby towns. Wedmore has a primary school with Hugh Sexey Middle School and Kings Academy and

Sixth Form close by in Cheddar. Private schools include Sidcot School, Millfield and Wells Cathedral School, which are all served by private buses. Wedmore is in close proximity to Bristol International Airport, and the Cathedral City of Wells and of commutable distance to Bristol and Bath.

Directions

What3words:///deflation.losses.mailbox

Rural Finance

Cooper and Tanner act as agents for AMC (Agricultural Mortgage Corporation) and work very closely with other similar lenders, all of whom specialise in lending for the purchase of properties where high street lenders may not be able to. If you want to borrow money to buy (or refinance) properties including land, houses with land, farms and equestrian properties, then for a no obligation conversation please feel free to contact Victoria Osborne on 01373 83101 or email

Victoria.osborne@cooperandtanner.co.uk



Local Information

Local Council: Somerset Council

Council Tax Band: D

Heating: Services: Mains water, private drainage and electricity.

Tenure: Freehold.



Motorway Links

- M5
- A38



Train Links

- Highbridge & Burnham



Nearest Schools

- Wedmore
- Cheddar



FROME OFFICE

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