

# West Phippens Farmhouse,

Stoke St Michael, BA3 5JH

COOPER  
AND  
TANNER



**£750,000 Freehold**

This semi detached former farmhouse offers spacious and versatile accommodation with many retained features set in a semi rural location with countryside views. The property is presented in good order and benefits from formal gardens, a stable, a garage/workshop and a paddock approx. 0.5 acre. Offered with no onward chain.

# West Phippens Farmhouse, Stoke St Michael, BA3 5JH

 4  3  2 EPC D

---

£750,000 Freehold

## DESCRIPTION

Situated between the villages of Stoke St Michael and Oakhill, the property enjoys countryside views and comes with the addition of a separate 0.5 acre paddock, stable and tack room which would appeal to those looking for a rural lifestyle.

The property is approached through a part double glazed door to the entrance hall with stone flooring, radiator and a built in laundry cupboard housing plumbing for washing machine, shelving and rail. A door leads into the kitchen / breakfast room and a further door leads into the downstairs cloakroom fitted with low level wc and wash hand basin. The kitchen/breakfast room is fitted with an extensive range of wooden base, drawer and wall units incorporating Belfast sink inset into Quartz Cesaer Stone worktops. At one end is matching dresser style units with glazed units at the other, an electric range cooker inset into the chimney recess with extractor fan, exposed stone wall and a Doulling stone surround. There is space and plumbing for free standing dishwasher, fridge / freezer and table and chairs. The staircase rises to the first floor with understairs cupboard. A door leads into the adjoining dining room with original Flagstone floor and window to front. There is a small study with flagstone floor and understairs cupboard. Steps lead down into the light and airy spacious sitting room which has French doors to the garden, and a modern style wood burner on slate hearth.

On the first floor landing the stairs continue to the second floor to the master suite. On the first floor there are three double bedrooms and the family bathroom fitted with a white suite of panel enclosed whirlpool bath with mixer tap shower attachment, low level wc, and pedestal wash hand basin. Located on the second floor, the master suite has exposed ceiling timbers and an ensuite shower room.

## OUTSIDE

The property is approached via a shared driveway. At the end of the driveway is a large garage/workshop, (the end of a block of three) (6.11 x 5.99 m) and two allocated parking spaces. There are three areas on two sides of the property. A gravelled area providing additional parking; the formal lawns which are enclosed by hedging with trees and an enclosed private paved and gravelled seating area ideal for watching the sunsets. Across the driveway, the paddock accessed through the metal gate. This area measures approximately 0.5 acres. There are productive fruit trees, a stable and store/tack room.

## ADDITIONAL INFORMATION

An air source heat pump has recently been installed by the current owners providing the hot water and heating to the property. There is mains water, electricity and drainage connected. Council Tax Band D.

## LOCATION

Stoke St Michael has a Post office / village store, parish church and local village public house, The Knatchbull Arms. Situated on the Mendip Hills, the village is within commuting distance of Bristol, Bath, Wells, Frome and Shepton Mallet. Main line rail stations to Paddington London are at Frome, Castle Cary, Bath and Bristol.

## DIRECTIONS

Leave Shepton Mallet heading north on the A37. Take the 2<sup>nd</sup> turning on the right signposted Bath. On entering the village of Oakhill turn immediate right by The Oakhill Inn. Follow this road heading out of the village. Continue through the lanes. The property will be seen after approximately 1 mile on the right hand side.









1<sup>ST</sup> FLOOR  
416 sq.ft. (38.5 sq.m.) approx.



2<sup>ND</sup> FLOOR  
301 sq.ft. (28.0 sq.m.) approx.

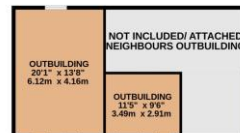
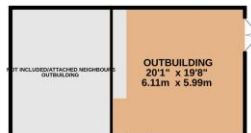


TOTAL FLOOR AREA : 2764 sq.ft. (256.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, it is not a guarantee of doors, windows, rooms and any other items are approximate and no responsibility is taken for omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only by prospective purchaser. The services, systems and appliances shown have not been tested and no warranty as to their operability or efficiency can be given.

Made with Metropix ©2025

OUTBUILDINGS  
(2000 sq.ft. (185.8 sq.m.) approx.)



## SHEPTON MALLET OFFICE

Telephone 01749 372200

32 High Street, Somerset, BA4 5AS

[sheptonmallet@cooperandtanner.co.uk](mailto:sheptonmallet@cooperandtanner.co.uk)

COOPER  
AND  
TANNER

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

