



Lower Pitts Farmhouse, Wells Road, Priddy, Somerset

£1,500,000 Freehold

COOPER
AND
TANNER

Lower Pitts Farmhouse, Wells Road, Priddy, Somerset, BA5 3AZ

 4  3  1  52.23 acres EPC E (B)

£1,500,000 Freehold

An attractive double fronted period farmhouse with a useful range of farm buildings together with around 50 acres of productive, arable capable and versatile land and set in a wonderful location in the Mendip Hills. Further adjoining land and buildings available and available with less land.

Description. Currently part of an arable farm comprising just over 280 acres. A well-appointed house and an attached outbuilding with potential for conversion having 4 bedrooms, 3 reception rooms, a fitted kitchen with a range cooker and other ancillary rooms. There are pretty gardens to the front and side and with an area of woodland of about 1 acre. The buildings are a workshop, 2 covered loose yards and a general-purpose storage barn all set around a concrete yard.

In the past the farm was a mixed dairy, arable and livestock farm. Lower Pitts Farm is extremely well farmed, and it is rare to find such a productive arable farm of this quality and condition, whilst also combining significant wildlife conservation and amenity attributes, in this region.

House. An attractive double fronted period farmhouse provides light and spacious accommodation with pretty gardens to the front and side. A stone entrance porch leads into the entrance hall with stairs to the first floor and doors to the reception rooms. The living room has windows to the front, double doors to the side, picture rail, tall built-in cupboard and fireplace with wood burner inset. The drawing room has windows to the front with built-in cupboards and fireplace.

The dining room has a window to the side, period picture rail, oak fireplace surround with period range cooker inset. The kitchen is fitted with a range of cream wall and floor cabinets with an electric range cooker and built in fridge/freezer and a tiled floor. There is a utility room with a flagstone floor, plumbing for a washing machine and tumble drier, a Worcester boiler and a separate cloakroom. A pantry and storeroom complete the downstairs accommodation. On the first floor there are three double bedrooms, a single bedroom and a family bathroom with steps down to a further storage or hobby room. There are period fireplaces in some bedrooms with good ceiling heights and a light and bright feel. There is an attached stone outbuilding that provides storage which could be incorporated into the farmhouse if required or potentially converted to an independent office or studio.

Farm buildings. These have good access from the network of farm tracks and comprise of a group of three livestock and fodder/straw storage buildings being two covered loose yards and a general-purpose storage barn all set around a concrete yard. A further workshop/machinery store is set adjoining the house.

Land. All the land is within a ring fence with the majority being level and the remainder being sloping or undulating. The land is currently in an SFI scheme with the grassland being low input, the arable being legume fallow with grass buffer strips. woodland or copse. The fields are virtually all regular shapes with straight boundaries and are all a good size ranging from 9 to 18 acres.







Lower Pitts Farm, Wells Road, Priddy, Wells, BA5

Approximate Area = 2770 sq ft / 257.3 sq m

Limited Use Area(s) = 103 sq ft / 9.5 sq m

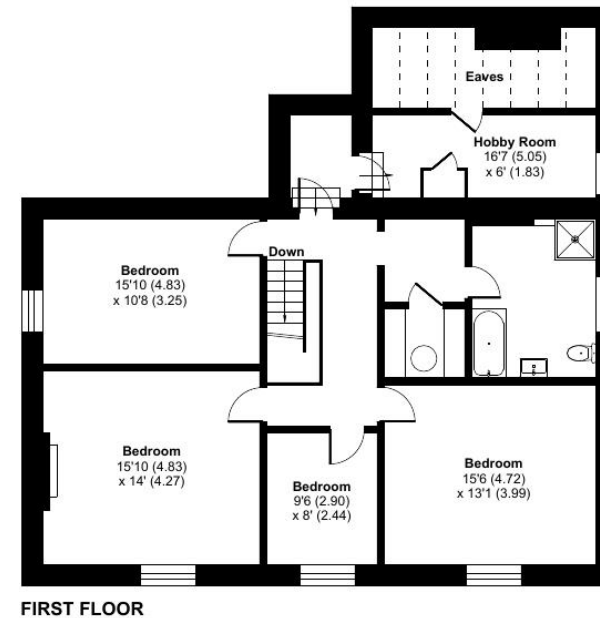
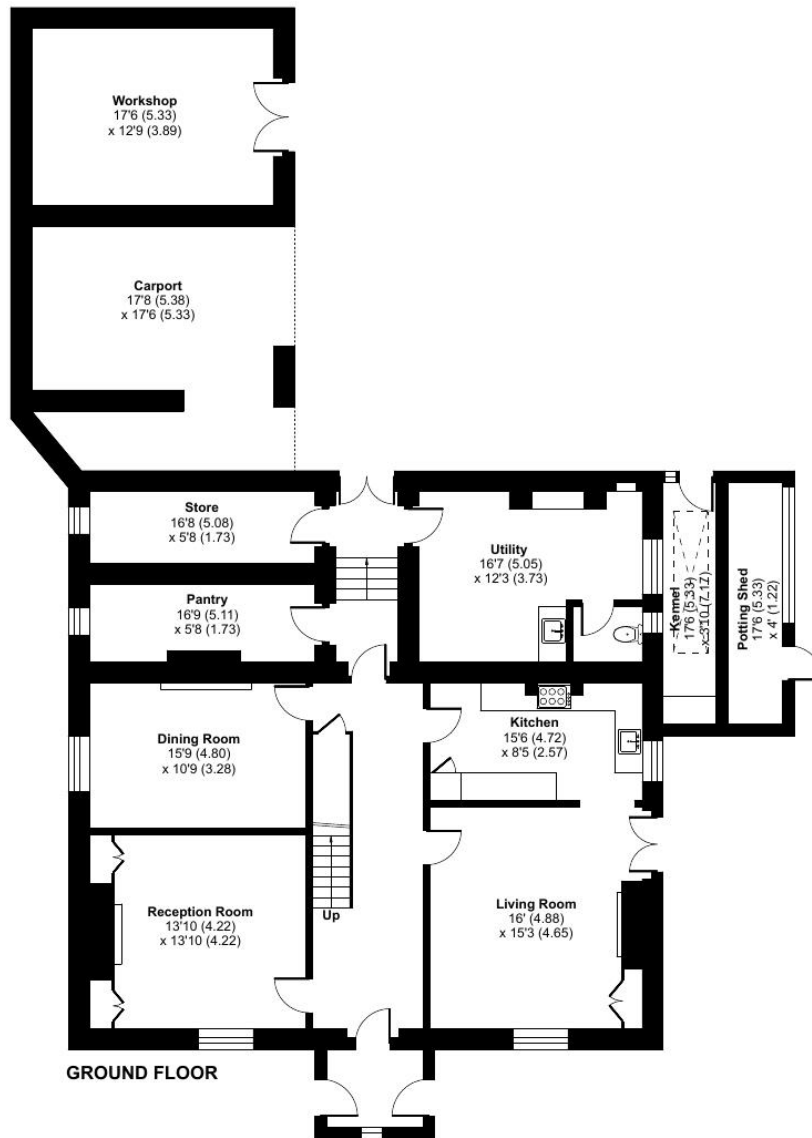
Outbuildings = 362 sq ft / 33.6 sq m

Total = 3235 sq ft / 300.5 sq m

For identification only - Not to scale



Denotes restricted
head height



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
Produced for Cooper and Tanner. REF: 1133398



Caving. The Mendips are known for its cave systems and farm has several cave entrances. The present owners are currently working with local caving societies who are exploring and recording the caves beneath the farm.

Location. Priddy is a pretty and historic village in an elevated position on the Mendip Hills. It is within striking distance of Bristol and Bath and interspersed with farms, and attractive villages. There is a strong community with a public house, school, pre-school and a village hall. Wells (4 miles) is a vibrant City and provides excellent shopping, commercial, educational and sporting facilities. Although in a rural location, Priddy is accessible to Bristol (19 miles) and Bath (19 miles) and the Somerset market towns of Shepton Mallet, Frome, Glastonbury, Street and Cheddar are nearby. The major towns, Bristol, Bath, Taunton and Yeovil are all within commuting distance.

Rural payments. The land is currently in the Sustainable Farming Incentive scheme.

Farming system. This low input in terms of fertiliser, sprays and labour and founded on the principle that the soil is the most important asset and that focusing on soil health and care will provide for a sustainable future. Avoiding soil disturbance has been the first consideration to maintain the structure. Ploughing is used only when required for control of weeds. Instead, direct drilling wherever possible, low intensity cultivations or stubble raking are the preferred method of establishing crops. Previous cropping has been winter wheat, winter oats and spring barley. Cropping records are available on request. The farming system employed is designed to be

low input with a strong focus on soil health. Yields achieved 3.25 and 2.25 tonnes for wheat and oats.

Height above sea level. 240 -260 m (780-850 ft).

Land Grade. 3

Soil. Nordrach; a loam over limestone. Freely draining, slightly acid but base rich.

Designations. All within Mendip Hills National Landscape (AONB). Sandpit Hole SSSI. HLS Target Area. Slurry Infrastructure Grant area (very high). The farmhouse is not listed.

Rights of way. The adjoining property, Higher Pitts Farm, uses the central farm track for access from the Wells Road to Dursdon Drove. A bridleway runs through the farm. The West Mendip Way footpath runs along part of the western boundary.

Minerals/Sporting. All rights included in the sale.

Directions. From the A39 (Bath – Wells), 0.5 mile south of Green Ore turn onto Priddy Road signposted Priddy. The farm will be on the left in 2.5 miles.

what3words. [///fairway.blues.blissful.](#)

Lotted sale. The sellers will consider offers for the for the property with either less land or more land.

Health & safety. The site is a working farm. Potential purchasers are therefore required to take particular care when inspecting the property, bearing in mind especially the risk of moving machinery, and the presence of livestock, especially in and around the farm buildings. Potential purchasers are requested to wear suitable robust footwear for viewings and are advised to be conscious of potentially uneven and slippery surfaces.



Information.

Local Council: Somerset Council.

Council Tax Band: E

Heating: Oil fired central heating.

Services: Mains electricity and water. Private drainage.

Tenure: Freehold. Vacant possession.

• Road Links

- A39 3 miles

• Rail Links

- Bath Spa 14 miles
- Castle Cary miles

Nearest Schools

- State and Private, primary and secondary at Wells.
- Other private Schools include Millfield at Street and others at Bath and Bristol.





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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.

