



Double Hill Farm, Wellow Lane, Peasdown St John BA2 8PT

£595,000

COOPER
AND
TANNER



Double Hill Farm

Wellow Lane, Peasdown St John BA2 8PT

 3  4  1 EPC N/R

£595,000 Freehold

Description

A pretty Grade II Listed farmhouse with consent to extend and enhance the accommodation into the attached out-buildings to provide further living space.

Located just outside the popular villages of Wellow and Shoscombe, this attractive stone built farmhouse dates back to the 18th century and retains many of its period features and attractive fireplaces. Located in an elevated position with glorious countryside views, the farmhouse overlooks the lane and has beautiful, well stocked cottage gardens.

Planning permission has been approved to convert and incorporate the attached outbuildings into further accommodation resulting in a five bedroom family home. The consent also provides for a farmhouse kitchen/ living room, a separate dining room, a larger sitting room, a studio, an office and three en suite shower rooms.

A stone entrance porch leads to the front door and into the sitting room. A cosy room with an inviting inglenook fireplace and windows to the front and side that both overlook the pretty gardens. The snug is adjacent to the kitchen and has a Victorian fireplace with tiled surround and oak mantel. The kitchen/breakfast room overlooks the rear gardens

and is fitted with a range of wooden cabinets and exposed stonework. It has plumbing for a dishwasher and an electric cooker point. This opens into a lovely light conservatory that has a dining and seating area. There is a further reception room with a window overlooking the front gardens which could be a study or playroom. The bathroom is downstairs and has a bath, separate shower, toilet and wash hand basin.

An enclosed 'bullnose staircase' curves upwards to the first floor landing. There are two lovely double rooms displaying period fireplaces and beams, a single bedroom and a cloakroom. There is also a room in the attic.

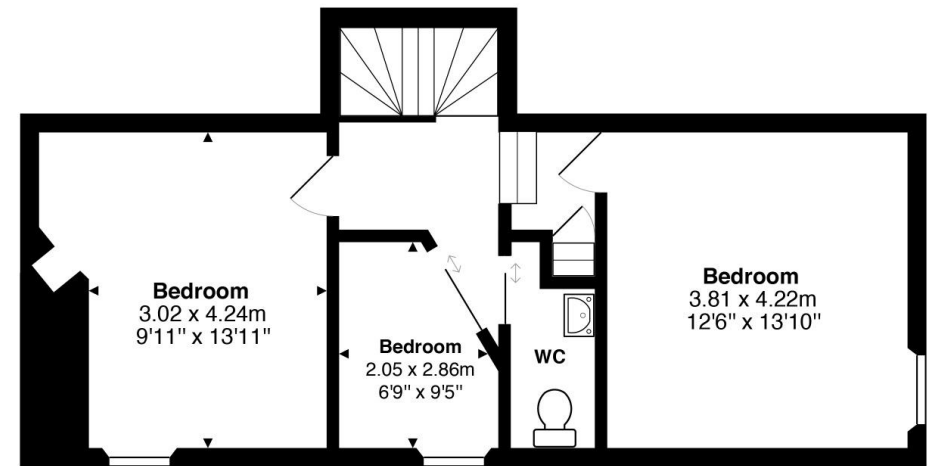
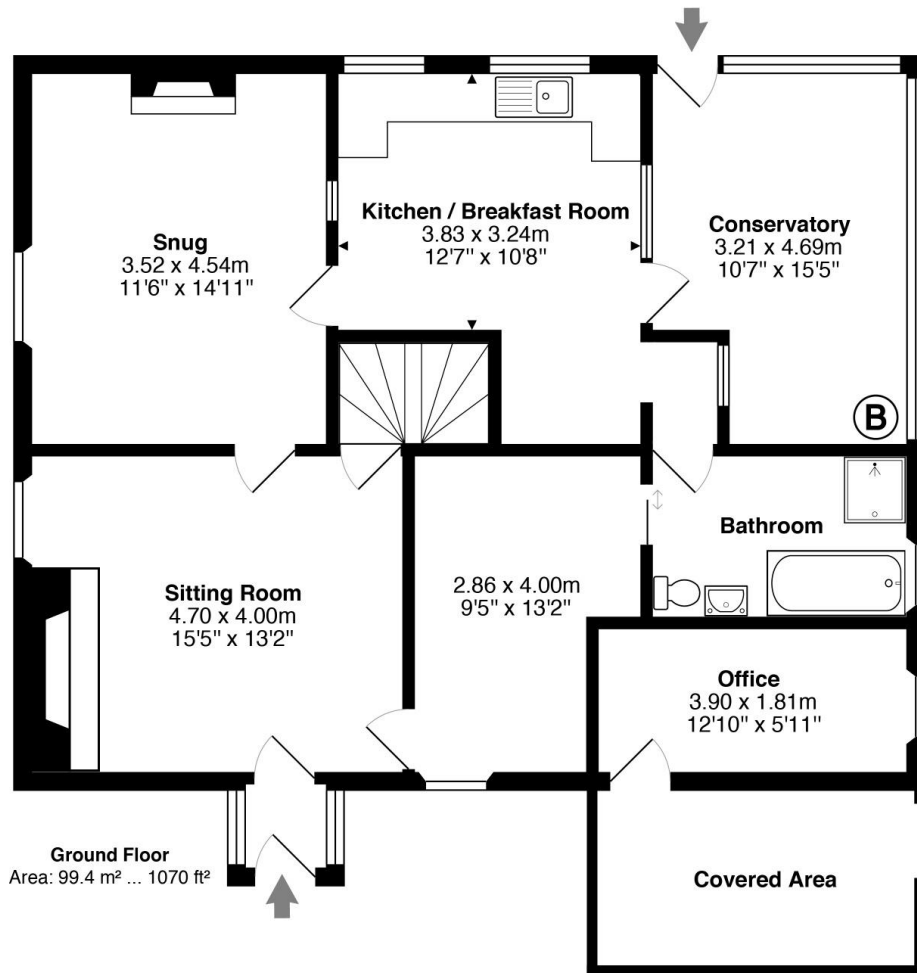
Outside

The pretty cottage gardens border three sides of the property and are well-established and well-stocked with an assortment of vegetable beds, fruits trees, roses and shrub beds. There are some stone storage sheds, kennelling and a greenhouse.





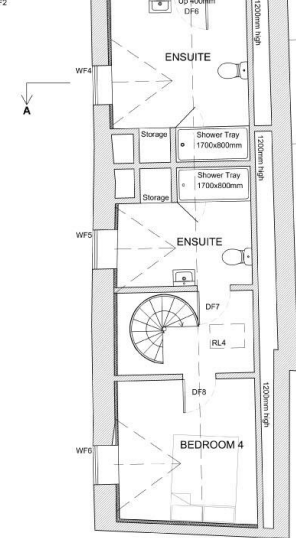
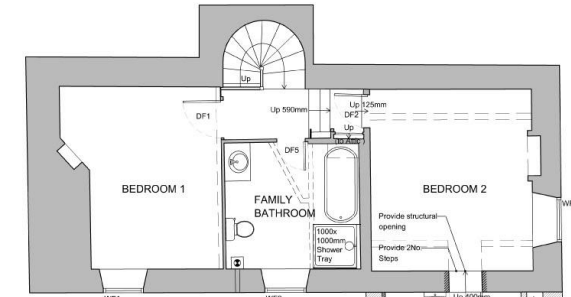
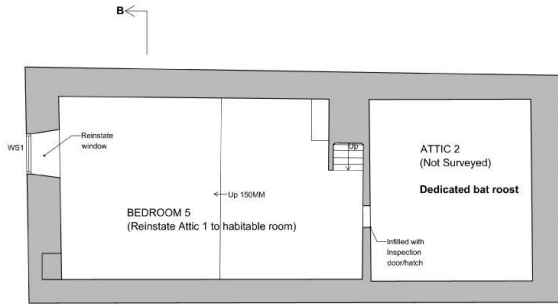
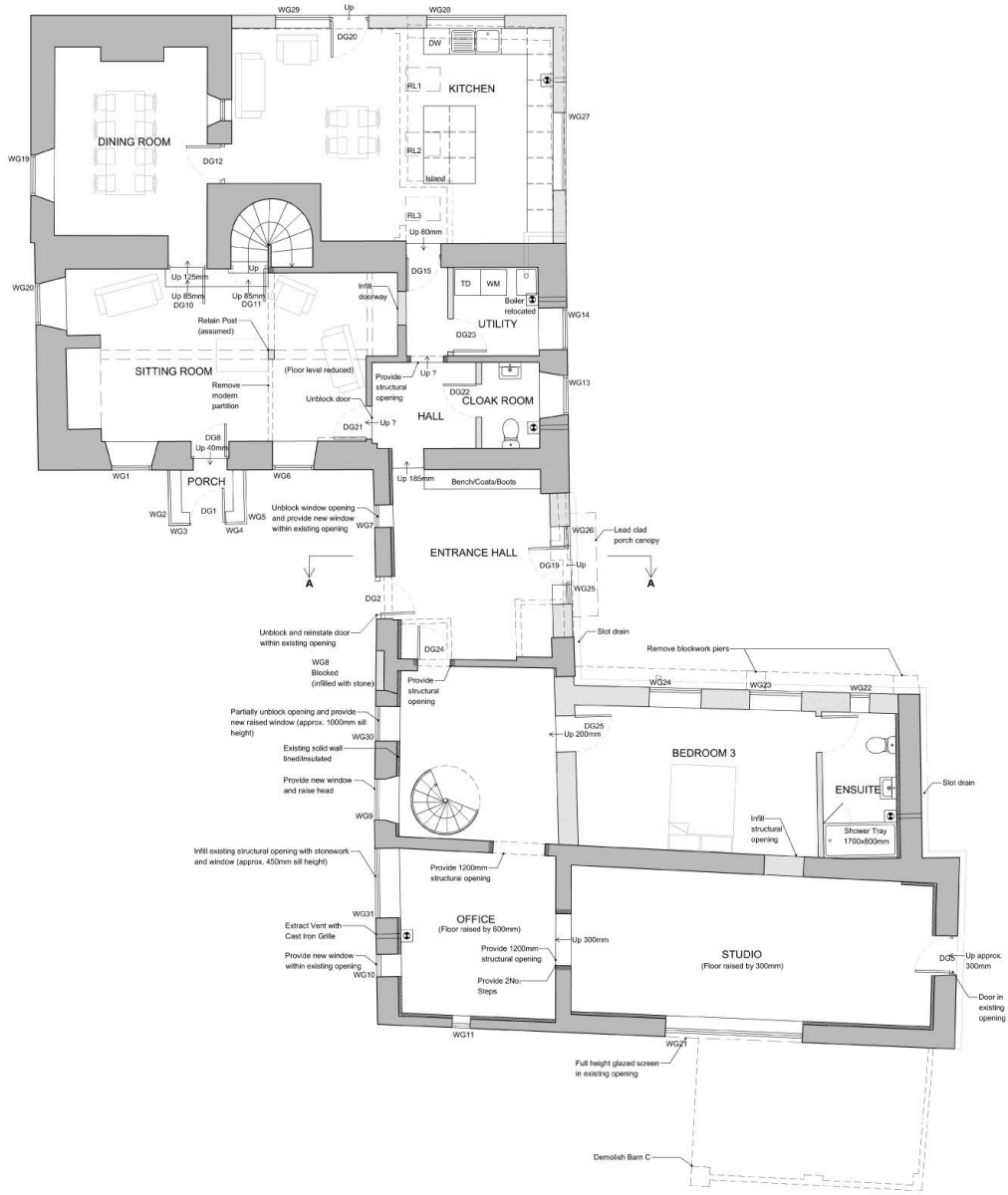
Double Hill Farm, Peasdown St John



First Floor
Area: 45.4 m² ... 489 ft²

Approximate gross internal floor area - 145 m² / 1,559 ft² (excluding Attic Room & Covered Area)

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All room measurements are maximum dimensions.



THIS DRAWING IS COPYRIGHT
Contractor must take site sizes



Rev.	Date	Description	By
D	01.04.18	Addition of door and window refs. and reinstated bat roost	ALK
C	01.03.18	Alteration to floor levels	ALK
B	08.01.18	Planning issue	AH
A	22.11.16	Alterations to Studio and Office Addition of porch/canopy Addition of Second Floor Plan Addition of extractor grilles to bedrooms, kitchen and utility	ALK

CLIENT: MR & MRS D. CRADOCK

PROJECT: DOUBLE HILL FARM
DOUBLE HILL, SHOSCOMBE
BATH BA2 8PT

DRAWING: FARMHOUSE
PROPOSED FLOOR PLANS

DRAWN: ALK Date: 31/10/2018 Scale: 1:50 @ A1
Drawing number: 3507-03 Rev: D

DOLMAN
ARCHITECTURAL DESIGNERS BUILDING SURVEYORS
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Dorset Email: info@dolman.co.uk

PROPOSED GROUND FLOOR PLAN
SCALE 1:50

Location

Set on the edge of a valley with undulating Somerset countryside all around, Shoscombe Parish is made up of six separate hamlets. The nearby villages of Shoscombe and Wellow both have lively communities with primary schools, pubs and churches together with various sports clubs and village halls. The village of Peasdown St John has excellent facilities including convenience stores, doctors, vets, garage and public house.

The Historic City of Bath offers fantastic shopping facilities and many tourist attractions for the whole family. There are excellent state and private schools in the area, with excellent private schools in Wells, Downside, Bruton and Bath (King Edwards and The Royal High School). Monkton Combe and Prior Park. State schools in Bath and nearby Writhlington have an excellent reputation and both Wellow and Shoscombe have good primary schools. The Mendip Hills provide a variety of leisure pursuits including horse riding, walking, cycling, diving, and dry ski slopes.

Bath and Bristol are within easy commuting distance with Bristol Airport also within easy reach as is the M4 and M5.

Directions

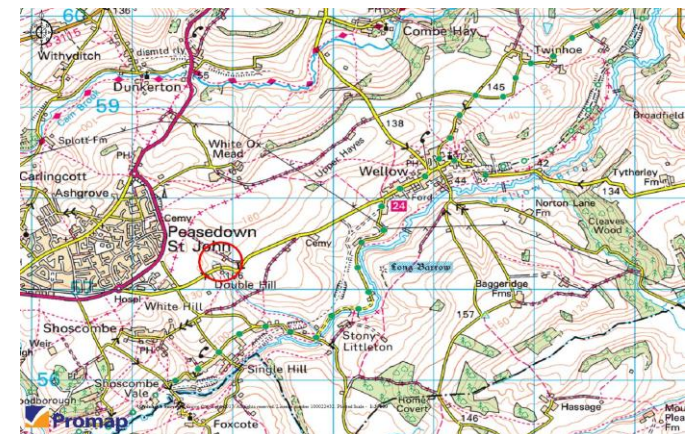
From the A367 at Peasdown St John take the Wellow Lane and the property can be found on your left hand side. Alternatively, from the B3110 in Hinton Charterhouse take the Wellow Lane and follow this through the village and continue along this lane until you reach the farm is on your right hand side.

Planning reference number

Bath and North East Somerset Council
REF 19/00137/FUL

Agents note

The current vendors have converted Orchard Barn and this is nearing conversion so there is no onward chain. The barns edged blue on the plan are being removed.



Local Information

Local Council: Bath and North East Somerset

Council Tax Band: C

Heating: Oil fired central heating

Services: Private drainage. Mains water. Electric.



Motorway Links

- Bath



Train Links

- Bath



Nearest Schools

- Wellow, Peasdown St John
- Bath



FROME OFFICE

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AND
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