



Manor Farmhouse, Prestleigh, Nr Shepton Mallet, BA4 4NJ

£925,000 Freehold

COOPER  
AND  
TANNER








# Manor Farmhouse

## Prestleigh, Nr Shepton Mallet, BA4 4NJ

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 Consent for 3 stables, tack room and hay store together with approximately 1.8 acres available by separate negotiation – edged blue on the site plan

### Description

Manor Farmhouse has been tastefully and extensively improved throughout and is now presented in excellent order and offers a wonderfully light and spacious family home in a rural, yet convenient setting. Set in gardens and grounds of approximately 1.25 acres with a further paddock of just over 1.8 acres, with consent for stables, available by separate negotiation.

### Manor Farmhouse

The house is approached over a gravelled driveway and is set in a slightly elevated position with a sunny southerly aspect. The house has undergone a scheme of improvement including replacement UPVC double glazed windows and doors throughout, a lovely fitted kitchen, new family bathroom, ensuite and cloakroom, new oil fired central heating boiler, new flooring and oak doors. Each room is presented very neutrally which gives a purchaser an opportunity to put their own stamp and design on the home.

The front door opens into the entrance hall for a formal welcome with the side door opening into the rear lobby, a very practical space for a rural home and ideal for muddy wellies and dogs. The sitting room has a triple aspect with patio doors opening onto the rear terrace and a feature fireplace. On the other side of the hallway is the kitchen and family room. The kitchen has been refitted with sage green shaker kitchen units and a wooden worktop – in keeping with the style of house. The kitchen benefits from a range of Bosch integral appliances

including double oven and separate ceramic hob with an extractor over, fridge freezer and dishwasher. The kitchen opens into a super family/dining room with light streaming in from the triple aspect and patio doors opening directly onto the terrace to the front, making the most of the outlook down to the small stream at the front and creating a super alfresco dining space. There are two further reception rooms on the ground floor that could be used as formal dining space, study or second sitting room to suit the family needs. There is a utility room with a downstairs shower room and separate cloakroom. A second utility room sits beyond the rear lobby and this could make an ideal tack room for those looking to make use of the consent for the stables and the additional land.

On the first floor there are five good sized bedrooms with the master bedroom having an ensuite shower room and dressing room. The family bathroom is well fitted with a new white bathroom suite and separate shower cubicle. On the landing there is also a large laundry cupboard which could house the laundry appliances and also have space for airing.

Attached to the side of the house is a large double garage with a new up and over door to the front and internal pedestrian door into the boot room.

To the front and side of the house is a large gravelled parking and turning area, with space for several vehicles, horse box or lorry.





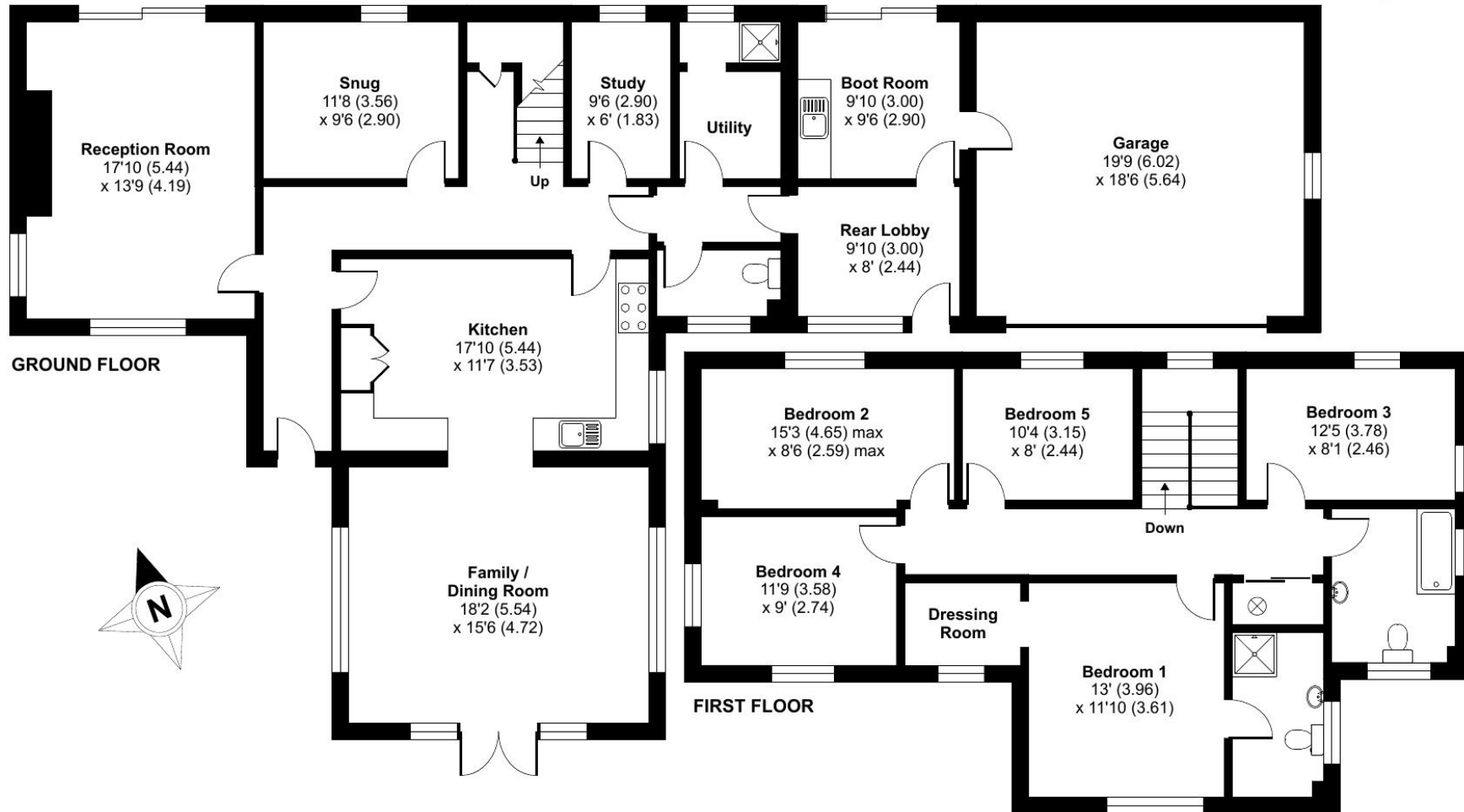
# Manor Farm, Prestleigh, Shepton Mallet, BA4

Approximate Area = 2834 sq ft / 263.3 sq m

Garage = 353 sq ft / 32.8 sq m

Total = 3187 sq ft / 296.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Cooper and Tanner. REF: 1078038





## Outside

The house sits fairly centrally within its plot with garden to each side.

As with the interior of the house, the gardens are a blank canvas and provide the opportunity to create a wonderful backdrop to the house. Currently the garden is almost entirely grass with a couple of planted borders. A small paddock sits to the side of the house and is enclosed with wooden post and rail fencing.

## Further land

**Approximately 1.8 acres as edged blue on the site plan**  
**Guide price £100,000**

Lying to the rear of the property is a paddock of approximately 1.8 acres which is available by separate negotiation.

Planning consent was granted in May 2023 for the erection of a block of timber stables which will sit in an enclosed hard standing yard area just to the rear of the house. The proposed stables will comprise three stables with a tack/feed room and a separate hay and bedding store in an L-Shaped design. The plans are available on request or to download from the Somerset Council website – planning reference 2023/0424/FUL.

The addition of this extra land and proposed stable block will make Manor Farmhouse into a lovely equestrian home.

## Location

Manor Farmhouse is located in the Somerset village of Prestleigh which is just outside the town of Shepton Mallet. The town offers a wide range of facilities and amenities including High Street shopping, supermarket, sporting and recreational facilities and an active community. The neighbouring village of Evercreech provides local facilities including shops, public house, primary school and church.

Commuting further afield from Manor farmhouse is very straight forward with the A303 and A37 being close by giving road access to Bristol, Bath, Exeter and London. Castle Cary mainline rail station provides a regular service to and from London Paddington.

Whatever equestrian discipline you follow, there are opportunities for all close by with several local venues providing a range of both affiliated and unaffiliated competition and training facilities. There are a choice of Pony Clubs and Riding Clubs in the area.

## Agents note

The former farmyard to the side of Manor Farmhouse is no longer run as an agricultural holding. The owner's intention is to develop the site for residential use. Further details will be available on request from the agents.



### Local Information

**Local Council:** Somerset (Mendip)

**Council Tax Band:** G

**Heating:** Oil fired heating to the farmhouse

**Services:** Mains water and electricity are connected.  
Private drainage system

**Tenure:** Freehold



### Equestrian Venues

- Mendip Plains – Ston Easton
- King Sedgmoor EC - Graylake



### Train Links

- Castle Cary - Paddington to Penzance line



### Nearest Schools

- Millfield and Bruton – private education
- Castle Cary and Shepton Mallet – state education





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