



Hill Farm, Frome Road, East Horrington. BA5 3DP

£745,000 Freehold

COOPER
AND
TANNER



Hill Farm, Frome Road East Horrington, Nr Wells, BA5 3DP

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Description

A charming five bedroom detached farmhouse with an array of period features and stunning views over open countryside. Hill Farm dates back to the mid 1600's and has been lovingly improved by the current owners to create an immaculate, light and welcoming family home.

Upon entering the property is a generous entrance hall, with engineered oak floorboards continuing into the kitchen/breakfast room. The kitchen/breakfast room benefits from a dual aspect view over the west facing gardens with a stable door to access the garden and patio. The kitchen features an array of fitted units with granite tops, eye level Bosch oven and grill, a built in fridge/freezer, dishwasher, ample space for a generous dining table and sofa area. Adjoining the kitchen is the utility room which has fitted storage units, a larder style cupboard and access to the downstairs cloakroom with toilet and wash hand basin. The formal dining room, currently used as a music room, has fantastic proportions with an alcove display unit, exposed floor boards and feature stone fireplace with wooden mantelpiece. The sitting room benefits from a dual aspect, again with engineered oak floorboards, along with a large stone fireplace

with a flagstone hearth and wooden mantelpiece.

Stairs lead to the first floor, which is split level, with five bedrooms and family bathroom. The master bedroom can be found to the rear of the property with a stunning dual aspect view over fields and the countryside. It features built-in wardrobes as well as an ensuite shower room. A further double bedroom with built in wardrobes overlooks the countryside and the gardens. Two double bedrooms, again both with built-in wardrobes are at the front of the house with beautiful exposed floorboards. The fifth bedroom is a small double and has the potential to create a fantastic office if desired. The family bathroom features a bath with shower above, toilet, basin, storage and heated towel rail.

Outside

Approaching the property is a gravel driveway allowing three cars to park off road with a further car in the single garage. A wooden five bar gate opens to a gravel area, occasionally used for additional parking, and a pathway to the back door and gardens.









Outside (continued)

The gardens are beautifully tended, mainly laid to lawn with an abundance of shrubs, bushes, flowers, trees and borders. The stable door from the kitchen opens onto the patio which is a perfect space for outside furniture.

Location

The Horringtons are a collection of three small villages (South Horrington, East Horrington and West Horrington surrounded by open countryside and 1 mile east of Wells.

The picturesque City of Wells is located in the Mendip district of Somerset. Wells itself offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), as well as twice weekly markets, cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, several churches cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, several churches and both primary and secondary state schools.

There are also many highly-regarded schools (Prep & Senior) within easy reach, such as Wells Blue School, Horrington Primary School, All Hallows Prep School, Downside School, Wells Cathedral School and Millfield School. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only twelve miles away. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just 20 miles away and easily accessible.

Viewing is strictly by appointment with Cooper and Tanner. Tel: 01749 676524

Directions

From the centre of Wells take the B3139 signposted to Bath. Continue for approx. 1 mile and turn right onto the Old Frome Road. Continue past Wells Golf Club on the right, and travel for a further 800 metres. The property will be found on the left hand side.

REF:WELJAT006072022



Local Information Wells

Local Council: Mendip

Council Tax Band: G

Heating: Oil fired central heating

Services: Private drainage via septic tank, mains water (metered) and mains electricity.

Tenure: Freehold



Motorway Links

- M4
- M5



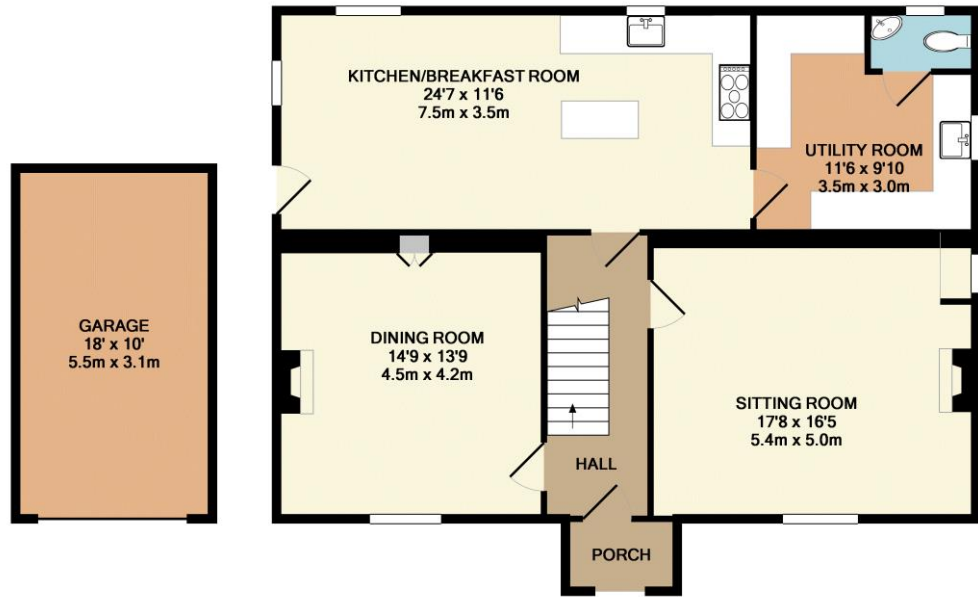
Train Links

- Castle Cary
- Bath Spa & Bristol Temple Meads

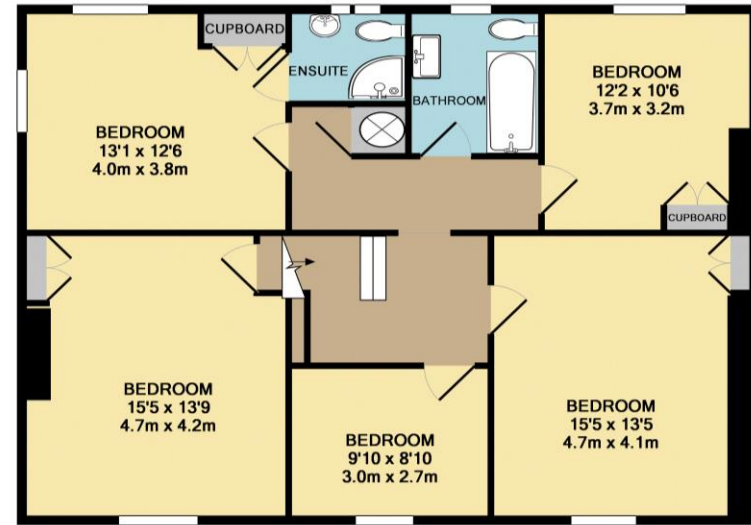


Nearest Schools

- Horrington
- Wells



GROUND FLOOR



1ST FLOOR

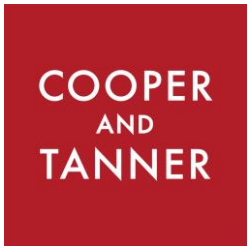
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.
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WELLS OFFICE

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