



St Edmund's Farmhouse, Lower Vobster, BA3 5RJ Asking price of £715,000 Freehold

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## Asking price of £715,000 Freehold

### Description

In the hamlet of Vobster, just moments from the ever-popular village of Mells and within easy reach of Babington House, this substantial semi-detached farmhouse is a wonderfully rare offering: a handsome, double-fronted stone home set within approximately 1.5 acres of beautifully generous grounds.

Approached via a large open oak-framed porch, the house immediately sets the tone. Inside, a wide and welcoming hallway with striking feature tiled flooring provides access to all ground floor rooms as well as the staircase to the first floor, a proper farmhouse arrival that feels both elegant and practical. To the left lies the formal dining room, rich with period charm. Wooden flooring, a dado rail and an open fire create a warm, characterful space, while a large south-facing window floods the room with natural light. Mirroring this on the opposite side of the hallway is the sitting room: similarly proportioned, with an open fire, south-facing aspect and retained period details, softened by carpeting to create an inviting retreat. A service corridor leads from the main hall, providing a downstairs WC and direct access out to the garden, ideal for day-to-day family life and entertaining alike. To the rear of the house sits the heart of the home: a spacious kitchen fitted with an extensive range of country-style units, ample worktop space and a useful utility/pantry area. This is a room designed to be lived in, with scale and flow that suits both busy family routines and relaxed gatherings.

Upstairs, the accommodation is equally well balanced. There are three good-sized double bedrooms alongside a single bedroom, perfectly suited as a home office, nursery or dressing room. The master bedroom benefits from built-in storage and a recently installed contemporary en-suite, complete with walk-in shower,

double basins and dressing table, all beautifully illuminated by a skylight above. The remaining bedrooms are served by a well-appointed family bathroom with shower over bath, generous storage and ample surfaces. One guest bedroom includes a small sink and built-in shelving, while the rear double bedroom enjoys particularly fine views across the grounds towards the village church.

### Outside

Externally, the property truly comes into its own. Immediately behind the house, a resin-laid terrace provides an excellent entertaining space, complemented by a vine-draped pergola seating area. Beyond this, steps and tiered landscaping rise to the upper gardens, which are especially impressive, expansive, private and stretching back as far as the church, offering a wealth of possibilities for future owners. The total plot extends to approximately 1.5 acres and includes a summerhouse, large workshop and a discreet shipping container for additional storage. To the front of the home is also a large garden, currently laid to lawn with some established planting. Prospective buyers should note that two public footpaths cross the far fields, and the neighbouring property retains driveway access across the front of the house.

### Location

Lower Vobster is located approximately half a mile from the popular village of Mells, which continues to be one of the most sought-after villages in the area. The village offers a junior school, a public house of excellent reputation and a local Post Office/ village shop. The Country House Hotel of Babington House is less than a mile away and the market town of Frome is within a short drive. The cities of Bath and Bristol are both within commuting distance, and a variety of private schools such as Downside, in Stratton on the Fosse and Millfield towards Glastonbury and Street, plus a wide variety in Bath as well.

















**Local Information:** Lower Vobster

**Local Council:** Somerset County Council

**Council Tax Band:** Band F

**Heating:** Oil and solid fuel - Jetmaster.

**Services:** Mains electricity and water. Private drainage.

**Tenure:** Freehold.



#### Motorway Links

- A303, A36
- M4, M5



#### Train Links

- Frome, Bath, Castle Cary
- Warminster and Westbury



#### Nearest Schools

- Bath, Bruton, Mells, Street
- Warminster and Wells





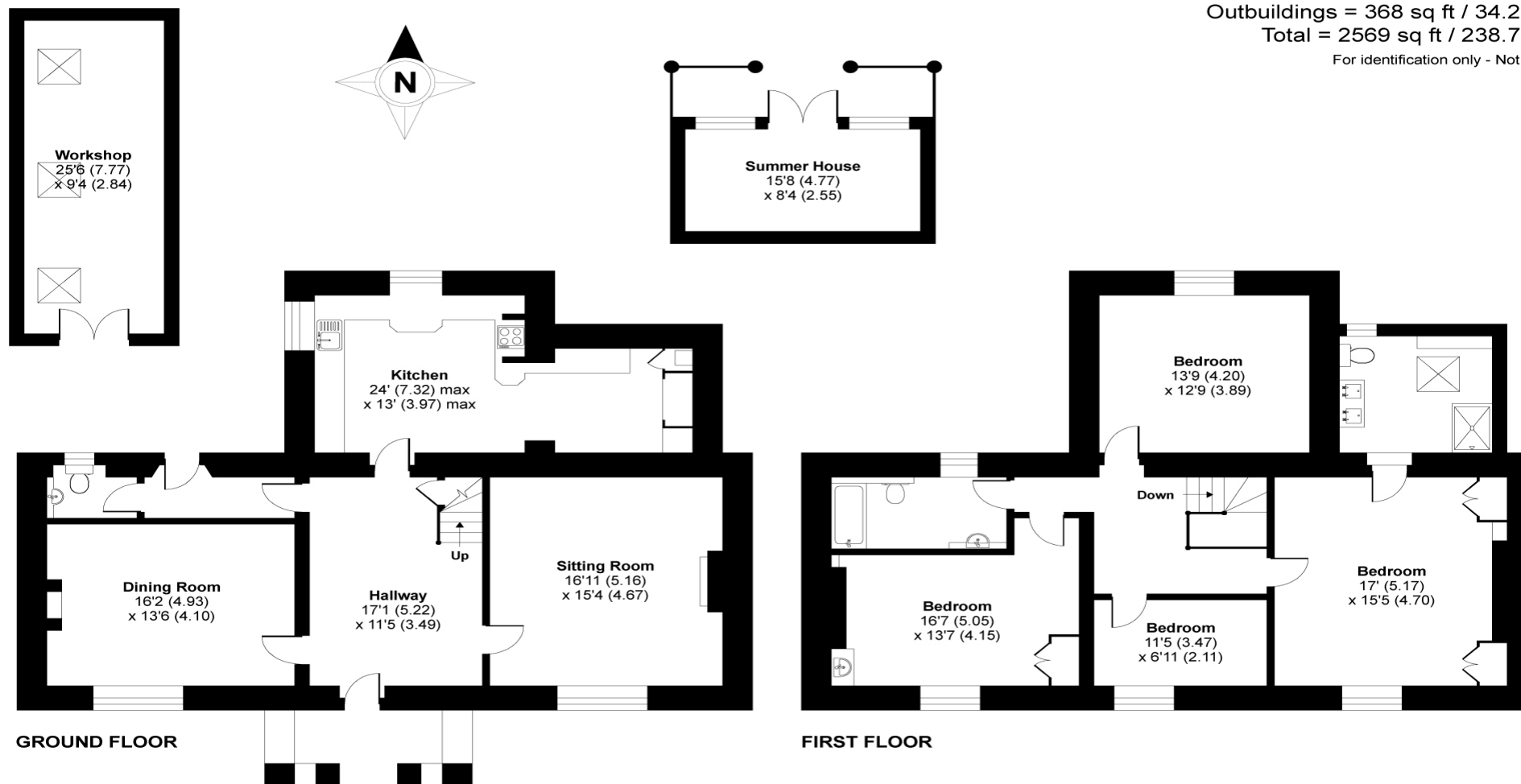
# St. Edmunds Farmhouse, Lower Vobster, Radstock, BA3

Approximate Area = 2201 sq ft / 201.5 sq m

Outbuildings = 368 sq ft / 34.2 sq m

Total = 2569 sq ft / 238.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n'ichecom 2026. Produced for Cooper and Tanner. REF: 1408542

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