



Wyke House, Wyke Champflower, Somerset BA10 0PW

£1,850,000 Freehold

COOPER  
AND  
TANNER







# Wyke House, Wyke Champflower, Somerset BA10 0PW

 4  3  1  7 Acres EPC N/R

£1,850,000 Freehold

## Description

A handsome Grade listed II Georgian farmhouse, set in an enviable location just outside the fashionable towns of Bruton and Frome, with a range a range of traditional and modern outbuildings and paddocks. There is also a detached chalet bungalow having three bedrooms and own gardens and grounds. In all about 7 acres.

Formerly a dairy farm with a useful range of unconverted period and more recent agricultural outbuildings, that could suit a variety of uses and set on a quiet country lane surrounded by panoramic countryside views. The farmhouse is in need of upgrading, but retains period fireplaces, flagstone floors and high ceilings. The gardens are truly beautiful and have been lovingly planted and stocked with a vibrant mixture of perennial flowers, shrubs and mature trees. There is a level paddock, mature orchards, ponds and vegetable garden. Conveniently located just 3 miles from Castle Cary Station and 2 miles from Bruton this property presents an exciting opportunity to live in arguably one of the most desirable locations in the area.

The front door with stone porch leads into the entrance hall. The drawing room has sash window overlooking the front gardens, a period cast iron fireplace with alcoves to both sides and picture rail. The dining room has a Minster stone fireplace, period cabinets, picture rail and decorative cornicing. The sitting room has a wooden fireplace surround, wood-burning stove inset and an original bread oven. The kitchen has a range of wooden floor and wall cabinets with

an oil-fired range Rayburn cooker that runs the central heating system. The study is panelled and has French doors into the gardens. The ground floor accommodation is completed with a utility room and separate cloakroom and an attached external store.

On the first floor there are two generous bedrooms with sash windows overlooking the front gardens, a further double bedroom, nursery, family bathroom and a separate shower. An enclosed staircase leads to the attic where there are three attic rooms to the front of the house all with windows and an additional attic room over the rear of the house.

## Outside

The front of the house is enclosed by metal railings and there is a sweeping gravelled carriage circle. The gardens are idyllic and well stocked with an interesting mixture of specimen trees, shrubs and borders. There are ponds with a foot bridge, filled with Iris and waterlilies, orchards with cherry, plum and apple trees, and a vegetable plot. There is a double garage to the rear of the house. Adjacent to the house is a detached stone-built coach house with rooms over which offers potential for further accommodation. There are an extensive range of buildings including, a Dutch barn, a block built former parlour, some period red brick and natural stone former stables. There are also two large steel portal framed 4 bay barns (40'x60') that were former silage barns and a galvanised steel portal framed former cubicle house. The paddock totals just under 3.5 acres and is bordered by the river, the fishing rights are in hand.



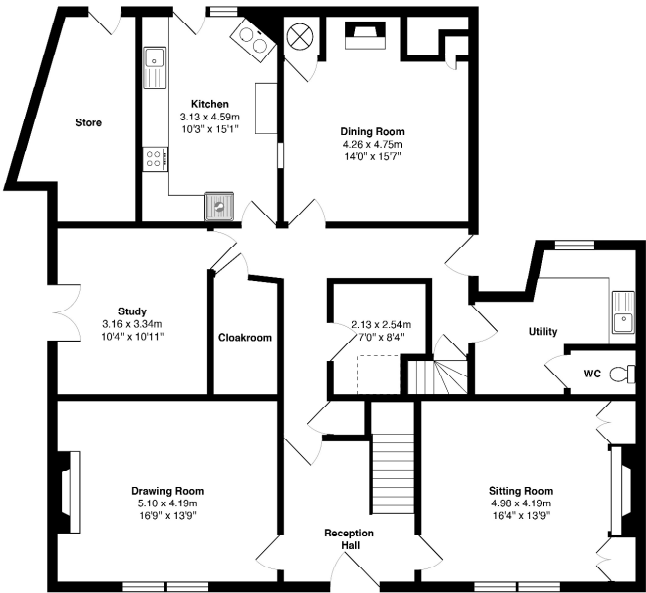




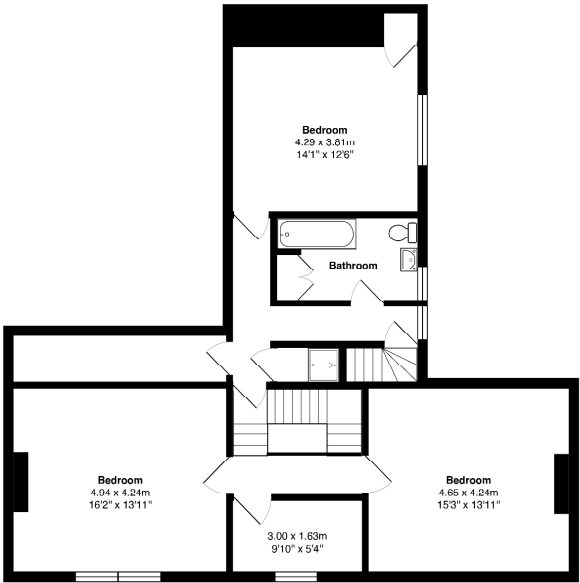


# Wyke House

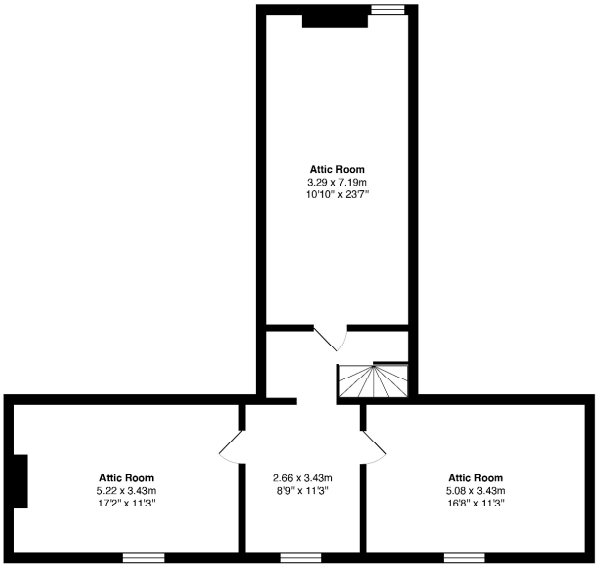
## Wyke Champflower



**Ground Floor**  
Area: 144.4 m<sup>2</sup> ... 1554 ft<sup>2</sup>



**First Floor**  
Area: 96.2 m<sup>2</sup> ... 1035 ft<sup>2</sup>



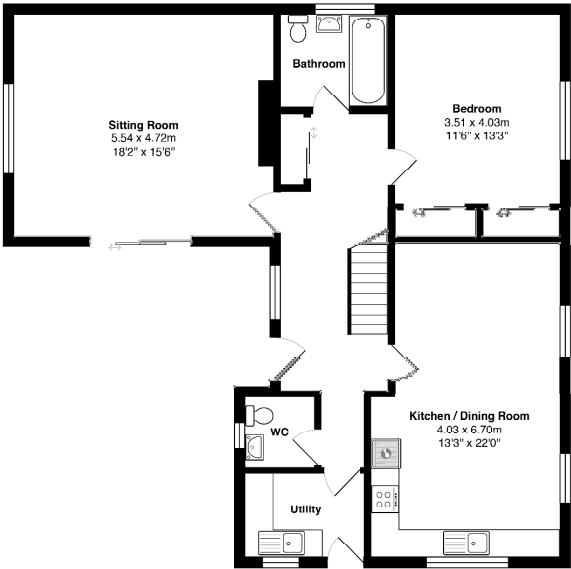
**Second Floor**  
Area: 75.3 m<sup>2</sup> ... 811 ft<sup>2</sup>

Approximate gross internal floor area of 'Wyke House' - 315.9 m<sup>2</sup> / 3,400 ft<sup>2</sup> (excluding Store)

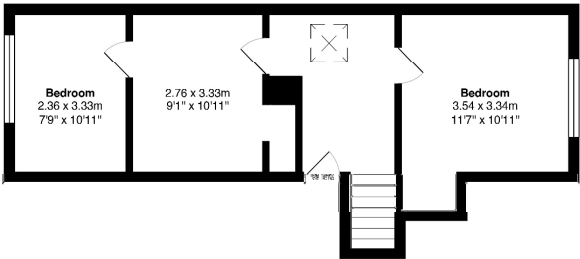
Whilst every effort has been made to ensure the accuracy of this floor plan, measurements of rooms, corridors and other areas are approximate and no responsibility is taken for any errors, omissions or misstatements. The plan is for information purposes only and should not be used as a basis for any contractual arrangements. The architect, engineer and other professionals have not been involved in the construction of the building and no guarantee is made as to the accuracy of the plan or the measurements shown. The plan is for information purposes only and should not be used as a basis for any contractual arrangements.



# The Pippins, Wyke House Farm, Wyke Champflower



Ground Floor  
Area: 98.4 m² ... 1060 ft²

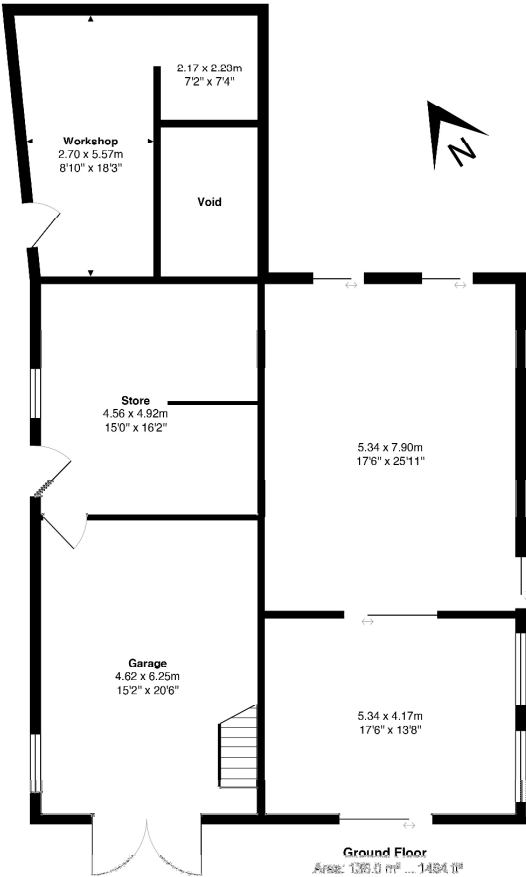


First Floor  
Area: 41.8 m² ... 450 ft²

Approximate gross internal floor area of 'The Pippins' - 140.2 m<sup>2</sup> / 1,510 ft<sup>2</sup>

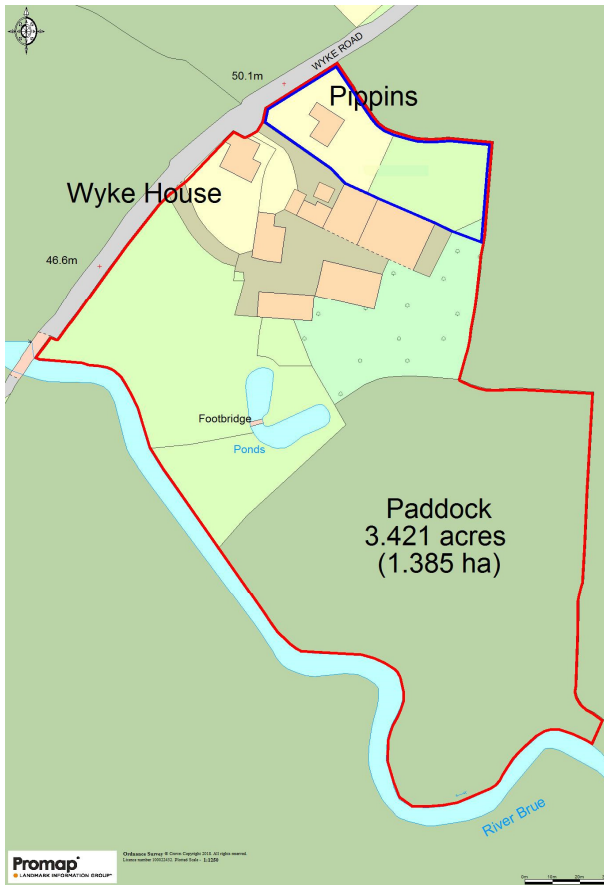
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# Coach House



Ground Floor  
Area: 136.0 m² ... 1464 ft²





### Pippins

Located to the rear of the farmhouse with its own separate access is a detached three-bedroom chalet bungalow that has been recently updated and provides a well-presented home with ample parking and mature, private gardens. EPC: D.

**Note:** The Sellers' are happy to retain Pippins and the area shown edged blue on the plan.

### Location

The town of Bruton (2.5 miles) is now home to Hauser and Wirth and their world-class gallery, multi-purpose arts centre and Roth Bar & Grill. The town has excellent schools including King's, Bruton School for Girls and Sexey's and also a successful primary school. Close by are Downside at Stratton on the Fosse, Millfield at Street and Wells Cathedral School. Bruton has a good range of local shops, pubs and restaurants including the highly regarded 'The Chapel' which also supplies artisan bread and take out pizzas. There is a railway halt on the Paddington line. Castle Cary (2 miles) also has many shops and other facilities and has a main line railway station (London/Paddington 90 mins). Frome (13 miles) a thriving arts and cultural centre, it was recently voted the best town in England to live with a vibrant Café culture. The city of Bath and its University are within easy commuting distance as is Bristol. Supermarkets are located in Wincanton (7 miles) and Shepton Mallet (8 miles).

MDH Ref: (CH) 24/05/2018



### Local Information Wyke Champflower

**Local Council:** South Somerset District Council

**Council Tax Band:** Wyke House-F: Pippins-TBC

**Heating:** Oil fired central heating

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

**Tenure:** Freehold



### Motorway Links

- A303
- M4, M5



### Train Links

- Castle Cary, Bath
- Frome and Westbury



### Nearest Schools

- Bruton, Bath, Stratton on the Fosse,
- Street, Warminster and Wells







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