



Pheasantry House, Chilcote, Near Wells
FOR SALE BY PRIVATE TREATY

COOPER & TANNER
THE ART OF AGENCY



Outstanding rural property in an elevated position overlooking the City of Wells. Surrounded by open countryside. Comprising a substantial modern detached farmhouse, range of adaptable agricultural buildings and attractive farmland. The whole extending to approximately 45.5 acres.

- A well designed 4-bedroom dwelling (subject to AOC)
- Excellent range of farm buildings
- Circa 43.2 acres of farmland
- Potential for a variety of uses including equestrian and sporting
- Fantastic rural views

Viewing by appointment with
Cooper & Tanner: 01458 834288 or
Greenslade Taylor Hunt: 01749 605605

Pheasantry House, Lyatt Lane, Chilcote, Wells, BA5 3DY

Pheasantry House comprises a versatile rural property incorporating a four bedroom farmhouse, excellent range of modern farm buildings and attractive farm land, the whole extending to approximately 18.42ha (45.51 acres).

Situated in an enviable position with far reaching views across stunning countryside and towards Wells. The dwelling is surrounded by formal lawns and approached via a private driveway.

There is an extensive range of modern farm buildings currently used for housing livestock but would be adaptable to be converted to alternative uses such as equestrian facilities, subject to gaining the necessary consent.

The area is well known for the stunning Wells Cathedral and for some of the best schools in the southwest.

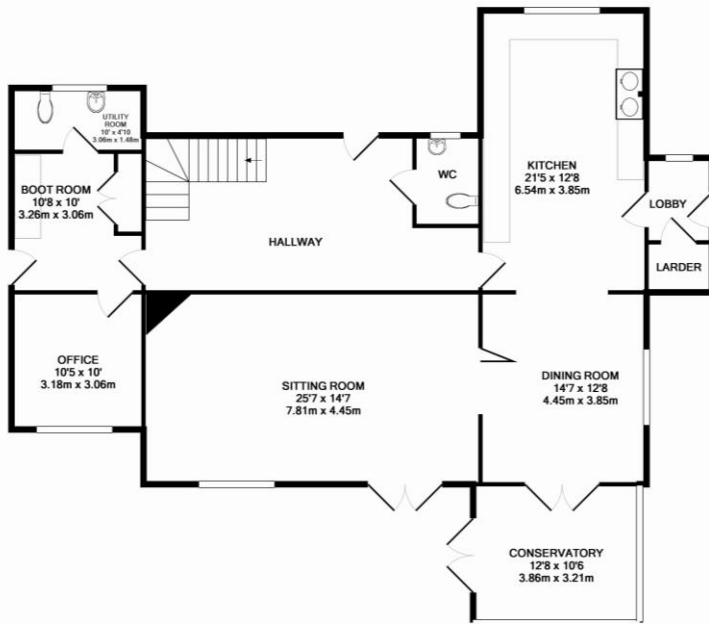


Accommodation - Dwelling

The property has been well designed to complement its surroundings. Constructed of natural stone elevations under a slate roof, having only been designed and built in 2005 by the current vendors. It has been maintained to a high standard throughout and offers modern living accommodation with a classic country feel.

Ground Floor

The front door opens into a generous entrance hall with W/C and stairs to first floor gallery landing. From the entrance hall there is access to the sitting room, double doors leading to the garden and fitted log burner as well as bi-folding doors opening onto the dining room. The kitchen incorporates extensive fitted units and a kitchen island with an open plan dining room which leads to a sun room at the rear of the property overlooking adjoining farmland. From the kitchen there is a further separate access and a pantry.



GROUND FLOOR
APPROX. FLOOR
AREA: 1575 SQ. FT.
(146.3 SQ.M.)

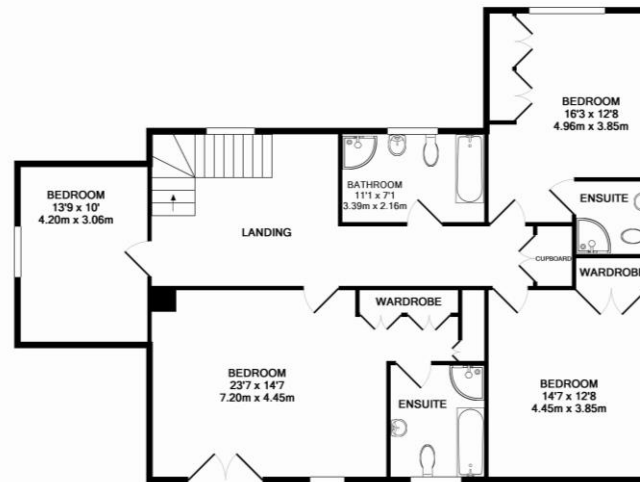
Further ground floor accommodation comprises a boot room/utility with fitted units and sink, W/C and an office.

First Floor

An expansive landing area with linen and airing cupboards and access to all rooms. The master bedroom has the benefit of ample built-in wardrobes, en-suite bathroom with bath and separate shower and a Juliette balcony, again with fantastic far reaching views. There are three further bedrooms, one of which benefits from an en-suite shower room. The family bathroom is of a good size.

Garden and Grounds

Approached over a private driveway, the dwelling is surrounded by formal lawn and pond. To the front of the property there is ample parking area for a number of cars and an area currently used as a vegetable garden, with some fruit trees and a greenhouse. This area provides a secluded retreat from day-to-day living.



1ST FLOOR
APPROX. FLOOR
AREA: 1268 SQ. FT.
(117.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 2841 SQ. FT. (264.0 SQ.M.)

While 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.

Made with Metropix 02016

Situated to the north of the dwelling is a block built storage building which houses the oil tank, a stone garage and further is a timber stable with two loose boxes and tack room.

Occupancy Condition

The occupation of the dwelling is limited to a person solely or mainly working, or last working, in the locality in **agriculture or in forestry**, or a widow or widower of such a person, and to any resident dependents. For more details, please contact the selling agents.

Accommodation – Farm Buildings

The agricultural buildings are of modern construction and centred around a concrete yard area with access to the adjoining pasture land. The buildings comprise of the following:

- 1. General Purpose Building (4000ft²)** – Steel portal frame with part block elevations and Yorkshire Boarding
- 2. General Purpose/Livestock Building (4000ft²)** – Open fronted steel portal frame with part concrete panel and Yorkshire Boarding
- 3. Dutch Barn with Lean-to extension (Dutch barn only – 2400ft²)** – Steel frame Dutch Barn with timber and tin clad extension
- 4. General Purpose/Livestock Building (2400ft²)** – Open fronted steel portal frame with part concrete panel and Yorkshire Boarding
- 5. Livestock Building (6000ft²)** – Steel portal frame with part block elevations with and Yorkshire Boarding cladding. Concrete floor.

Land

Conveniently held within a ring fence and extends to approximately 17.5 hectares (43.2 acres). Predominantly pasture land with an area of copse and part currently used as game cover. The extent of the property is edged red on the attached plan. The area hatched red is not included.

The land is bound by mature hedgerows and post and wire fencing. Gently sloping and undulating in topography. Private water supply to infield troughs.

Basic Payment Scheme

It understood that the BPS entitlements are not available with the sale but may be available to purchase under separate negotiation.

Sporting

The majority of the land has been used in the running of a successful local shoot. This has been through an informal arrangement which could continue, if desired. Further details available from the selling agents.

Virtual Tour

For an overhead virtual tour of the property please visit the following website link:
www.youtube.com/watch?v=rqbqwZhi3bk

Location

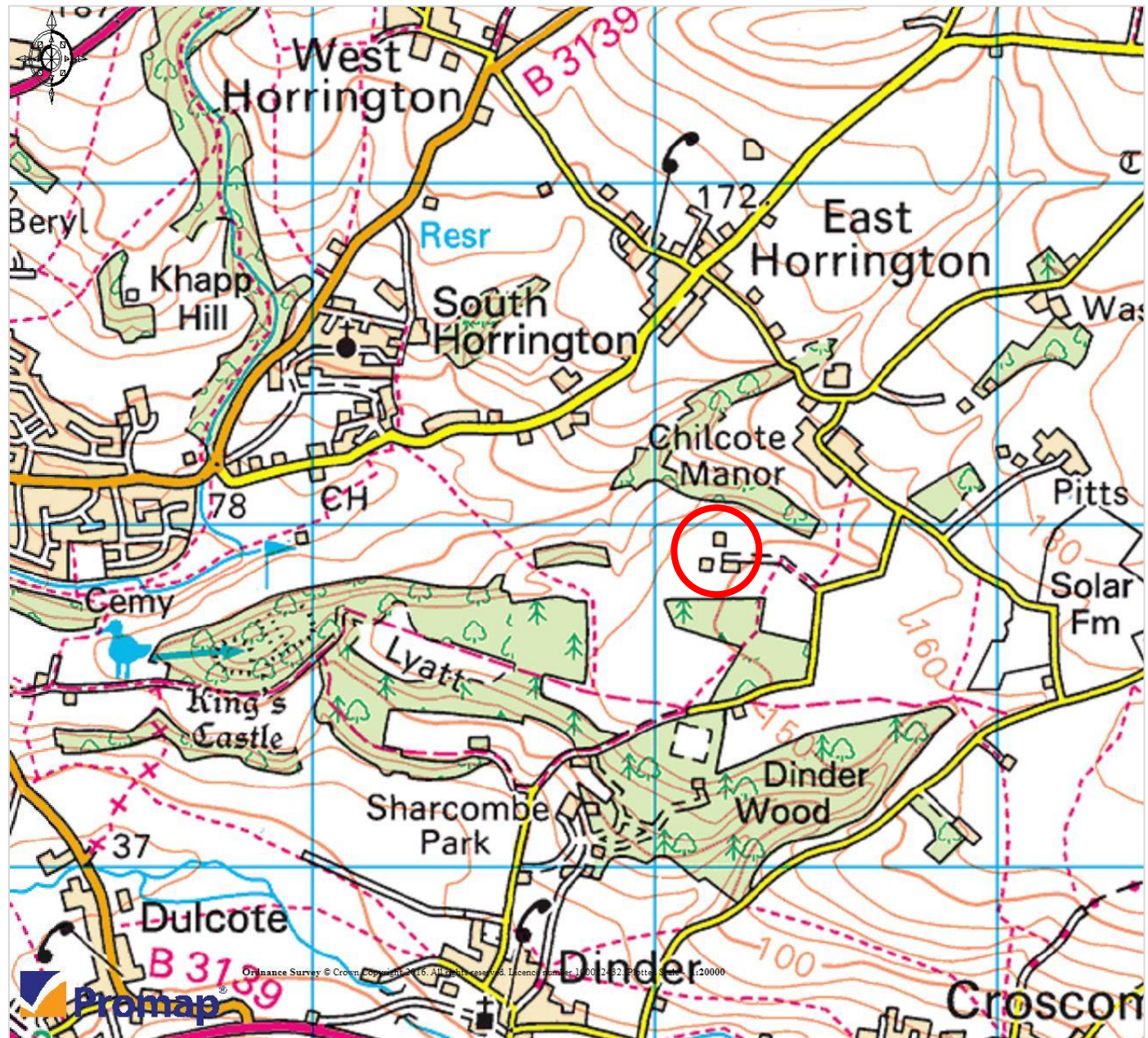
Pheasantry House is situated at Chilcote, which is a small rural hamlet situated on the outskirts of Wells, Somerset.

Wells is synonymous as being the smallest Cathedral City in England. It caters for most everyday needs, offering good shopping facilities as well as restaurants and pubs, a cinema, churches of most denominations, together with open-air markets held weekly on Wednesdays and Saturdays. There are good road connections to Bristol, Bath, the motorway system and Bristol Airport, with rail links from Castle Cary (approximately 20 minute drive away) to London Paddington.

Sporting facilities in the area include horse racing at Wincanton and Bath, golf at Wells Golf Club and Mendip Golf Course near Oakhill, sailing or fishing at Chew Valley and Blagdon lakes. In addition, there is a Leisure Centre in Wells offering a variety of recreational facilities.

Education

The area is known for its excellent educational facilities, with a number of independent and state schools within the locality including Wells Cathedral School and the Blue School within Wells itself. There are a number of other schools within the locality as well as a choice of primary schools. Also nearby are Millfield School in Street, Downside school in Stratton-on-the-Fosse and All Hallows Preparatory School at Cranmore. All of which are within easy reach.



IMPORTANT NOTICE: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

Area and Sales Plans

The area and the sale plan have been calculated and produced using Promap mapping software (Ordnance Survey Licensed) and referenced where possible to the HMLR Title plan, however they may not correspond with other mapping services. The boundaries are clearly marked on site and potential purchasers should inspect them and make such enquiries as they deem necessary.





General Remarks

Services

It is understood that the property is supplied by a private water supply. Drainage is to a septic tank. The hot water and central heating to the dwelling is via oil-fired Heritage Range Cooker. Purchasers are advised to make their own enquiries into the adequacy and availability of any services.

Council Tax

Band - F

Tenure

Freehold with vacant possession upon completion.

Wayleaves, easements and rights of way

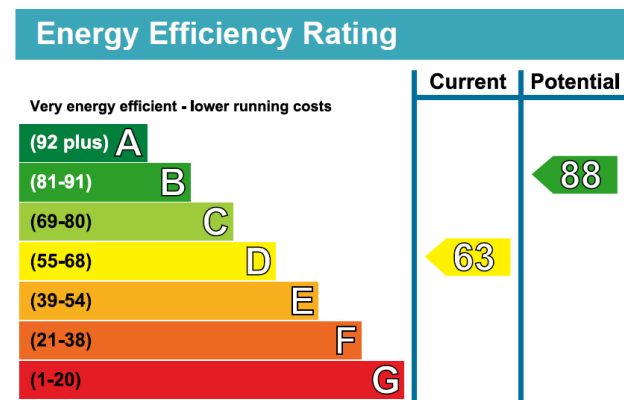
The area hatched red comprises of the neighboring property which has the benefit of a right of way over the access drive, hatched blue on the plan. The property is being sold subject to with and the benefit of all rights of way, whether public or private, light, sport, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

Local Authority

Mendip District Council – 0300 303 8588

Energy Performance Certificate -

EPC rating D. To view: www.cooperandtanner.co.uk



Sporting Rights

The sporting rights are in hand and available with the freehold.

Important Notice

Cooper and Tanner for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. The particulars are prepared in good faith to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice
2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of them.
3. No person in the employment of Cooper and Tanner has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Cooper and Tanner nor enter into any contract on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, let or withdrawn. Photographs taken October 2016. Particulars prepared 11th October 2016.

Measurements and Other Information

All measurements are approximate.

While we endeavor to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

(Ref: 8782)v2

Viewings

By appointment only through the joint selling agents
Cooper and Tanner LLP. Tel. 01458 834288
Greenslade Taylor Hunt. Tel. 01749 605605

Directions

From Wells take the B3139 Bath Road turning right onto Old Frome Road. Pass Wells Golf Club on your right hand side and continue to the village of East Horrington. At the center of East Horrington turn right to Chilcote following the road for approximately 0.4 miles and bear right onto Chilcote Lane. Take the next right onto Lyatt Lane follow the road round until the entrance drive will be found on the right hand side. Please use the location plan to locate the Property.





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to view
all of our
properties

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