

Tanyard Farm



Oakhill, Somerset



Tanyard Farm

Oakhill, Somerset

An attractive four bedroom barn conversion complete with 15 acres of land and stone outbuildings benefitting from development potential.

Ground Floor

Entrance Hall ♦ Kitchen/Breakfast Room
♦ Pantry ♦ Shower Room with WC
♦ Sitting Room

First Floor

Landing ♦ Family Bathroom
Master Bedroom Suite
Two Double Bedrooms ♦ One Further Single
Bedroom

Grounds

Large Garden ♦ Patio Seating Area
♦ Set in Grounds of 15 Acres
♦ A Beautiful Woodland ♦ Stone Outbuildings with
Development Potential

Wells 7 Miles ♦ Bath 15 Miles
Bristol 18 Miles ♦ Frome 12 Miles
Castle Cary Station 11 Miles
Bristol Airport 17 Miles



Killens

CHARTERED SURVEYORS
AUCTIONEERS, VALUERS & PROPERTY AGENTS



Situation

Oakhill is a popular village in The Mendip Hills, an area of Outstanding Natural Beauty and benefits from a church, primary school and two public houses. It lies between the Georgian city of Bath, well known for its Roman Baths and architecture and the historic Cathedral city of Wells. Wells is the smallest city in England and offers a range of shopping facilities including a high proportion of independent shops and boutiques, banks, restaurants, public houses, cinema and churches. The stunning market square holds a farmer's market on Wednesday and Saturday. Babington House Hotel and Members Club is also only a short drive.

Bath is 16 miles away, and Bristol, with its mainline rail service to London Paddington and M4 access, is 18 miles. Castle Cary station is also close by. Bristol International Airport is 19 miles away.

There is a wide range of good educational establishments at all levels in the local area from the public and private sectors. The property is within walking distance of Oakhill Primary School. There is also a good selection of secondary and private schools in the locality including The Blue School in Wells, Wells Cathedral School, Millfield, All Hallows and Downside. Most schools provide transport.

The Mendip area is well known for its many and varied sporting and leisure facilities. The

area is popular for walking and cycling while sailing and fishing can be pursued at Chew Valley Lake. Leisure centres can be found at Wells, Shepton Mallet and Bath. Wells, Mendip and Farrington Golf courses are conveniently located close by and Horse Racing enthusiasts are catered for at Bath and Wincanton Race Courses.

The House

A charming stone built property situated in a beautiful and peaceful location in the village of Oakhill. Tanyard Farm boasts many character features and enjoys spacious accommodation that would benefit from modernisation.

The property is entered upon via a wonderful solid Oak front door leading you in to the lovely, light, spacious hallway. The ground floor boasts a wonderful farmhouse style kitchen complete with a gas 'Alpha' oven that takes care of the heating, electricity and water, there are Oak units with granite work surfaces, a spacious pantry area and flagstone floors. This floor also comprises of a downstairs WC with double shower alongside a generous sized sitting room with attractive wooden floors, beams and French doors letting in an array of natural light leading to the outside patio area that boasts stunning countryside views. The first floor is approached via an attractive Oak staircase.



TOTAL APPROX. FLOOR AREA 3846 SQ.FT. (357.3 SQ.M.)
 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.

This floor is home to the light, spacious Master Suite that benefits from a beautiful floor to ceiling window boasting far reaching views of the countryside beyond alongside three further spacious double bedrooms and a family bathroom. All rooms throughout the property are entered upon via solid Oak doors.

The Grounds

Tanyard Farm benefits from a formal garden and is set in extensive grounds extending to approximately 15 acres with the added benefit of a beautiful woodland that is said to be full of Bluebells in the spring time that extends to an acre as well as outbuildings with development potential. The property would lend itself perfectly to a family or to those with an equestrian interest.



Killens

CHARTERED SURVEYORS
AUCTIONEERS, VALUERS & PROPERTY AGENTS

01749 671172

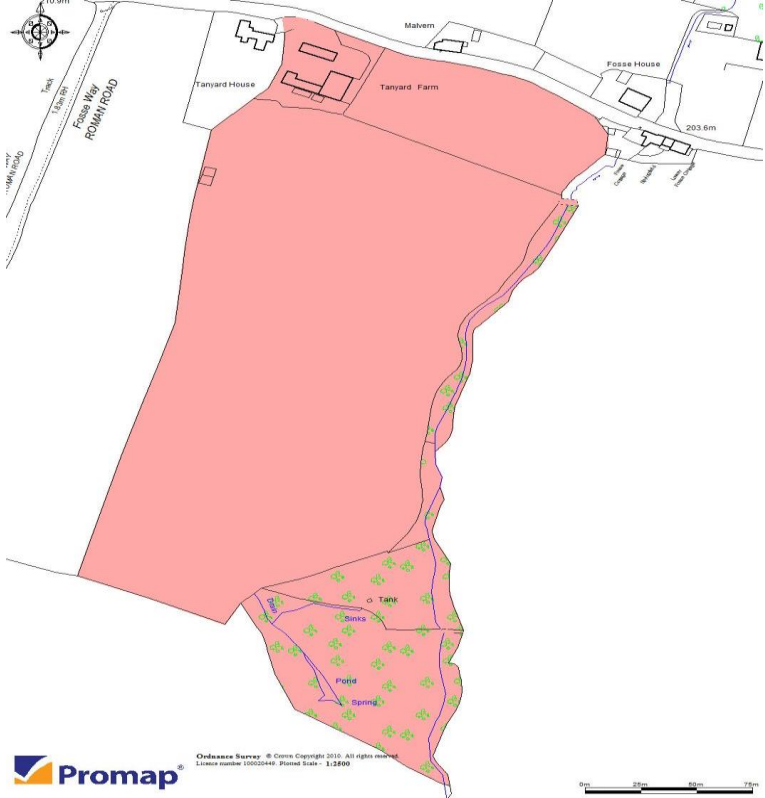
10 Sadler Street, Wells,
Somerset, BA5 2SE
wells@killens.org.uk



IMPORTANT NOTICE

Killens and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and any plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Killens have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



General Information

Tenure
Freehold

Services
Mains water, drainage and electricity. Gas fired central heating

Local Authority and Council Tax
Mendip District Council Telephone 01749 648999. Council Tax Band G

Postcode
BA3 5HX

Viewings

Strictly by appointment with the Vendors agent Killens 01749 671172

Fixtures and fittings

All those items usually regarded as retained to the vendors are specifically reserved out of the sale.

Directions

Leave Wells on the B3139 and turn right onto the Old Frome Road. Follow this to the end. Turn left onto the A36 and then turn right onto the A367 signposted Bath. On reaching the village of Oakhill, turn right on to Fosse Road by The Oakhill Inn. Tanyard Farm will be found on your right.

