

Folly Farm



Polsham, Somerset





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Wells 2 Miles ♦

Frome 20 Miles ♦ Bath 23 Miles

Bristol 24 Miles ♦ Castle Cary Station 14 Miles

An attractive four bedroom Grade II listed Somerset Longhouse which has been beautifully presented and looked after by the current owners. The property is set in an idyllic, peaceful location in grounds of approximately 3 acres of wonderfully crafted gardens enjoying lovely rural views. Alongside this there is a prolific fruit tree orchard ranging from old fashioned medlar and quince to ripening figs and cherries. This is complete with an outbuilding and garage, also benefitting from no onward chain.

Ground Floor

- ♦ Entrance Hall ♦ Dining Room
- ♦ Kitchen/Breakfast Room
- ♦ Music/Sitting Room ♦ Utility Room ♦
- ♦ Cloakroom / Shower
- ♦ Study ♦ Family Room

First Floor

- Master Bedroom with a Spacious Ensuite Bathroom
- ♦ Three Further Double Bedrooms
- ♦ Family Bathroom

Grounds

- ♦ Beautifully crafted Gardens
- ♦ Brick and Stone Outbuilding/Workshop and Garage
- ♦ Main lawn, Fruit Tree Orchard
- ♦ One Acre Tree Lined Paddock and Green House,
- ♦ Vegetable Garden, Fruit Cages and Pond
- ♦ Rural views



Killens

CHARTERED SURVEYORS



The House

Folly Farm is a detached charming Grade II listed Somerset Longhouse with an 18th Century rear extension set in its own grounds of approximately 3.5 acres in the fantastic rural location of Polsham near the Cathedral City of Wells.

Many of the original character features are present within the property including flagstone flooring, exposed timber beams and many more wonderful delights dating back to the 15th Century. The property offers good spacious accommodation with a deep landing/snug, a master bedroom with a sizeable ensuite bathroom, three further double bedrooms and a family bathroom. There are generous living areas on the ground floor and a beautiful fire place with a wood burning stove in the music/sitting room. There is a family room with an open fireplace, a dining room with a Victorian range and a study with a wood burner and bread oven. The spacious kitchen breakfast room looks onto the rear gardens and finally the original dairy room acts as a utility room, having a separate shower room too. Folly Farm is a beautifully presented home, benefitting from no onward chain. This enchanting property is bound to appeal to many buyers.

Outside

A low stone wall stretches across the front of the property with ample driveway and parking on either side. The rear garden includes the “secret garden”, a brick and stone outbuilding and garage, a main lawn, fruit tree orchard, a one-acre tree lined paddock, a stunning green house, vegetable garden, fruit cages and a wonderful pond. The gardens are varied and extremely well crafted and designed, full of mature shrubs, bushes and trees being an absolute delight with lovely rural views.

The whole property and grounds have been thoughtfully presented and have been well maintained.



Situation

Folly Farm is situated in the peaceful rural hamlet of Polsham next to 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.

The nearby Georgian city of Bath and the regional centre of Bristol are also within good commuting distance, while Castle Cary Station with links to London Paddington and Exeter is a twenty five minute drive away. Bristol International Airport is 20 miles away.

Education

There are excellent schools in Wells and the surrounding area including highly regarded primary schools in Wells, the extremely sought after Wells Blue secondary school, Wells Cathedral School which specialises in music, Downside School, All Hallows Preparatory School and Millfield school in Street.

Directions

Satellite Navigation will direct you to Folly Farm.

Leisure Pursuits

The area is also well known for its variety of sporting and leisure facilities and for walking and cycling, while sailing and fishing can be pursued at Chew Valley Lake. Leisure centres can be found at Wells and Street. Wells, Mendip and Farrington Golf courses are conveniently located close by and Horse Racing enthusiasts are catered for at Bath and Wincanton Race Courses.





General Information

Tenure – Freehold

Services – Mains electricity and water, private drainage, oil fired central heating and solar panels.

Local Authority and Council Tax – Mendip District Council (0300 303 8588)
Council Tax Band - G.

Energy Performance Certificate – Not applicable as Grade II listed.

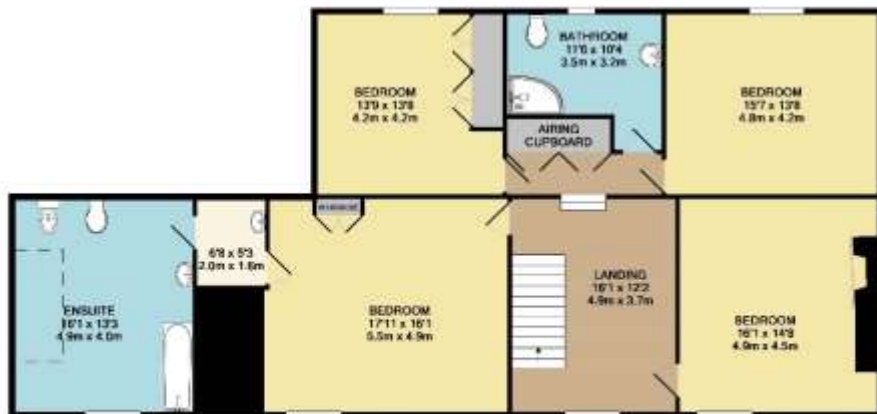
Postcode – BA5 1RP

Viewings - Strictly by appointment with the Vendors' Agents, Killens 01749 671172

Fixtures and Fittings - All those items usually regarded as retained to the Vendors are specifically reserved out of the sale although may be available by separate negotiation.



GROUND FLOOR
APPROX. FLOOR
AREA: 1053 SQ. FT.
(108.7 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA: 911 SQ. FT.
(148.4 SQ.M.)



TOTAL APPROX. FLOOR AREA: 1964 SQ. FT. (218.6 SQ.M.)
 All measurements are approximate and are not intended to be used as a basis for any legal proceedings. This plan is for illustrative purposes only and should be used as a guide only. It is not intended to be used as a basis for any legal proceedings. The surveyor does not accept any liability for any errors or omissions. These plans are not intended to be used as a basis for any legal proceedings. These plans are not intended to be used as a basis for any legal proceedings. These plans are not intended to be used as a basis for any legal proceedings.



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