

Lower Withial Farm



East Pennard, Somerset

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**Situated in an idyllic peaceful position
with private south facing gardens complete
with stunning views of Glastonbury Tor.**

The Farm House

**A wonderfully presented five bedroom stone built
farmhouse boasting spacious accommodation
throughout extended over three floors.**

**Entrance vestibule • Sitting room
Family room • Kitchen/dining room • Utility •
Cloakroom • Master Bedroom with en suite
bath/shower room and dressing room • Four further
bedrooms • 4 bath/shower rooms (3 en suite)**

The Lodge

**An attractive wood clad two storey detached
property complete with wonderfully large rooms
offering versatile accommodation throughout.**

**Entrance hall • Kitchen/dining room
Sitting room opening onto balcony • Gym • Laundry
room • Games room • Office • Utility room • 6 en
suite bedrooms • Further kitchen • Further shower
room • Garage/workshop.**

The Cottages

**A collection of four two bedroom cottages with
private gardens and parking area**

Grounds

**Large south facing gardens, ring fenced
paddocks and pasture • In all about 12 acres**

**Wells 8 Miles • Bath 24 Miles • Bristol International Airport
27 Miles • Castle Cary train Station 5 Miles**





Situation

East Pennard is a delightful rural area between the historic small city and country towns of Wells, Glastonbury, Street, Shepton Mallet and Castle Cary. They all have their own individual character and offer a wide variety of amenities and facilities whilst the major towns of the area, Bristol, Bath, Taunton and Yeovil are all within commuting distance.

Tucked away, well away from main roads, the countryside around East Pennard has changed little in recent decades. Dairy farming predominates and rural scenes are in evidence at every turn. Notwithstanding the rural location of the property, communications are extremely good. There is a main line railway station from castle Cary which is only a 5 miles from the property (London Paddington is about 95 minutes) both the A303 and M5 are within easy reach.

There are excellent schools in both the state and private sector to suit all ages. Most notably Millfield, Wells Cathedral School, Sherborne School, Downside and Hazelgrove. Along with the highly regarded primary school in the neighbouring village of West Pennard.

The Farm

Lower Withial Farm is set in an unrivalled position, located at the end of a sweeping drive in the middle of a generous 12 acres of gardens, paddocks and pasture. It is a former dairy farm that has been completely refurbished by the present owners, creating a superb self-catering business opportunity or further potential use as a large family establishment.

The five bedroom stone built Farmhouse has accommodation spanning over three floors. Internally it has light and spacious rooms and a range of en-suites and bathrooms. The stunning farmhouse kitchen comes complete with AGA and flagstone floors, creating an excellent family space, superb for entertaining. It has oak floors throughout the remainder of the ground floor with under floor heating. The top floor of the house provides a luxurious master bedroom suite and separate dressing room, with tranquil and far-reaching views. The property opens onto a large private garden.

The Lodge is an attractive wood clad, detached, two storey building, again with large rooms that offer incredible rural views. The accommodation is very versatile, having the benefit of six bedrooms with en-suites, whilst also having a games room, gym, laundry room, offices and garage/workshop. If not needed for separate accommodation, it would be ideal as an office/entertainment building.

The far side of the drive leads to a parking area for the four attached Cottages, next to which planning permission has been granted to build a large machine store. Presently these cottages provide an excellent income as four two-bedroom properties, which all come with under floor heating, private gardens and immaculate presentation throughout.

This quiet and rural position sees the properties face a southerly direction, with views across to Glastonbury Tor and the evening sunset.

Lower Withial Farm, Withial, East Pennard, Shepton Mallet
Approximate Gross Internal Area
Main House = 2,989 sq ft / 278 sq m



Lower Withial Farm, Withial, East Pennard, Shepton Mallet
Approximate Gross Internal Area
Lodge = 4,312 sq ft / 400 sq m



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General Information

Tenure

Freehold

Services

Oil fired central heating. Private drainage.
Mains water & electricity.

Local Authority and Council Tax

Mendip District Council Telephone 01749 648999.

Postcode

BA4 6UE

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

Proceeding South on the A37 from Shepton Mallet pass through Pylle (petrol station on the right). Continue on the A37 up the hill and down the other side to the Wraxall crossroads where the road levels. Turn right signposted for East Pennard. Continue along this lane for around 1 mile and the drive to the property is clearly signposted on the left hand side of the road, after the vineyard.



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