

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



OAK FARM, BUTCHERS LANE, SHAPWICK, SOMERSET, TA7 9LY

Street 5 miles, Glastonbury 7 miles, Wedmore 7 miles.



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Street 5 miles, Glastonbury 7 miles, Wedmore 7 miles, Wells 12 miles, Castle Cary Station 16 miles, Bridgwater Station 7 miles, Taunton 21 miles, M5 motorway (J23) 9 miles, Bristol 30 miles.

An absolutely charming period house set within the conservation area of the popular and quiet village of Shapwick which lies a few miles south of Wedmore and in easy reach of Glastonbury and Street.

Oak Farm is a late medieval house extended over the centuries and has enormous character and generous accommodation including a hall, 3 reception rooms, a snug, kitchen & breakfast room, utility, 4 bedrooms, 2 bathrooms and an integral west wing including a sitting room, mezzanine bedroom, shower room, study and wine cellar.

Outside are excellent outbuildings with possible scope for development (subject to consents) and beautifully landscaped gardens of towards an acre.

About the area

Shapwick lies in the heart of the beautiful somerset countryside well away from any busy roads or unsightly commercial developments. It's a traditional village surrounded by beautiful rolling countryside little changed for many years. The village has a very active community and within easy driving distance are various small towns and larger villages which provide a range of shopping, cultural and sporting activities. These include Glastonbury, Street, Wells, Wedmore and Bridgwater with Taunton and Bristol also within commuting distance.

There are good road communications with the M5 and A303, Bristol and Exeter airports and direct rail services to London at Taunton and Castle Cary.

The area has excellent state and independent schools including Millfield, Shapwick School (specialising in dyslexia), various primary schools and secondary schools, Hugh Sexey's and Kings of Wessex, Sidcot, Wells Cathedral and the Taunton and Bristol schools.

Oak Farm stands in a quiet position alongside Butchers Lane which is a quiet village lane on the southern side of the village. The house is very attractive being stone built under a clay tiled roof and dating back to the 17th century. Internally it has retained many period details including flagstones, cross beamed ceilings, inglenook fireplaces, pine, oak and elm timberwork and all complemented by oil central heating and a very well appointed kitchen.





The accommodation includes comfortable good size rooms and has a good deal of flexibility with the west wing being part of the whole house or used as a unit for a relative or guests.

The hall has panelling to dado height and leads to the drawing room which has flagstones, beams and an attractive fireplace with a Jetmaster fire. An archway opens into the library with a dual aspect, an oak floor, fitted bookshelves and a door through to the sitting room of the west wing. This room, again dual aspect, has a stove, a high vaulted ceiling with exposed beams and a staircase to a mezzanine bedroom again with a vaulted ceiling and rafters.

An arch opens from the sitting room to an inner hall and shower room and to a study which has been used as a studio (and is fully plumbed) and possibly could be used as a 2nd kitchen.

Returning to the entrance hall, to the right is the dining room which is a fine room with a cross beamed ceiling, flagstones and a large inglenook fireplace with a copper hood above an open fireplace. Double doors open into the dual aspect kitchen & breakfast room with a beamed ceiling, a tiled floor, an Aga, a good range of fitted floor, wall and island units, granite work surfaces and integral oven, hob and extractor.

Leading off the kitchen is a snug with a triple aspect and fitted bookshelves and cupboards.

A rear hall has a door to the kitchen and another into a utility room which has a tiled floor, sink, space and plumbing for a washing machine and beyond is a shower room.

A staircase rises from the dining room to the first floor landing and a bathroom with both a bath and a shower. There are 4 bedrooms all having fitted wardrobes and/or cupboards.

At the front of the property are shrubs, stone walls and railings with a footpath to the front door. A timber gate opens to a gravelled yard flanked by the house and outbuildings. These include a stable with 2 loose boxes and a coach house of rendered stone construction. On the ground floor are 2 garages, with power and light connected whilst on the first floor is a well planned office. The garden is separated by post and rail fencing with a vine.

The gardens are towards an acre and are well landscaped and maintained. There are lawns, laurel hedges and mature trees and shrubs.

A particular feature which must be mentioned is a garden retreat area with a timber pergola with honeysuckle, flower and shrub beds and a gravelled pathway bounded by box hedges leading to a quiet seating area.

Another delightful area is the paved terrace adjacent to the house and ideal for al fresco dining.





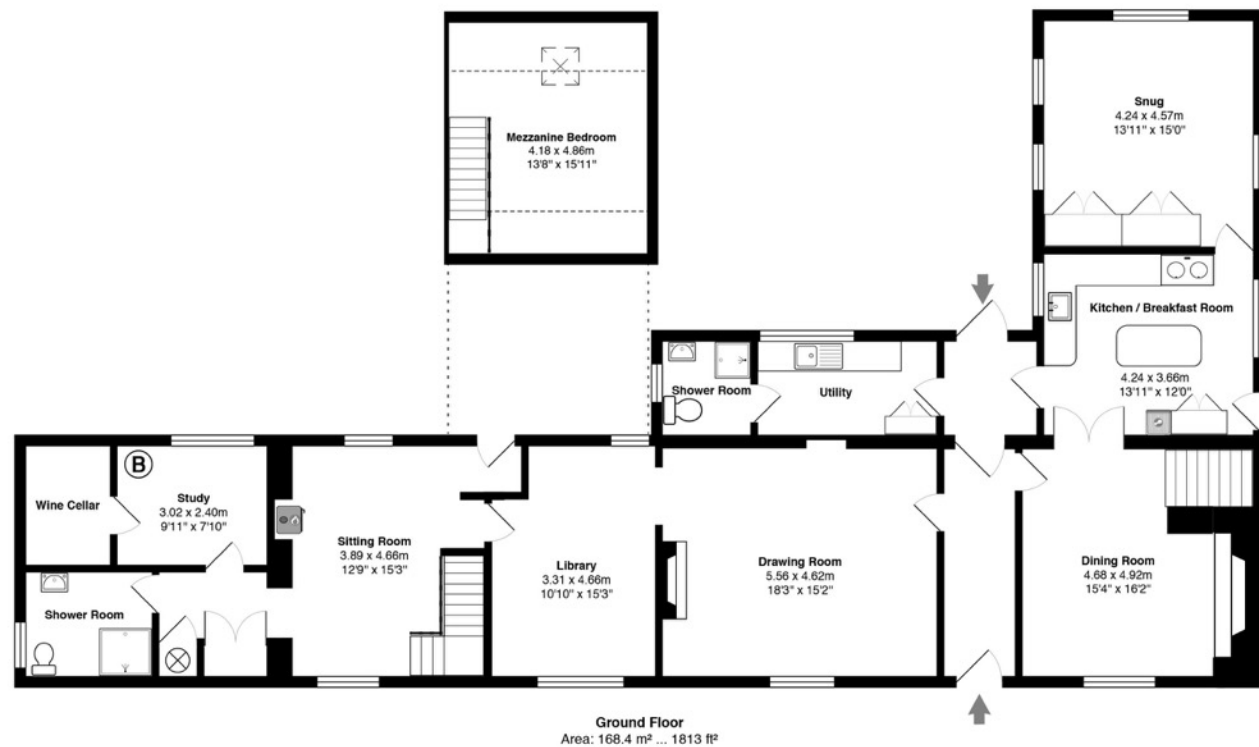
Energy Efficiency Rating

Very energy efficient - lower running costs



Directions. From Street take the A39 Westwards and continue through the village of Ashcott. After leaving the village, half a mile or so further take the first right to Shapwick. Butchers Lane is the 3rd turning on the left.





Ground Floor
Area: 168.4 m² ... 1813 ft²

Oak Farm, Shapwick



First Floor
Area: 89.3 m² ... 961 ft²

Approximate gross internal floor area of Main Building - 258 m² / 2,774 ft²

Whilst every attempt has been made to ensure the accuracy of this floor plan, 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. All room measurements are maximum dimensions.

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VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

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