

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



HURLINGPOT FARM, CHELYNCH, SOMERSET, BA4 4PY

Wells 8 miles, Glastonbury 12 miles, Shepton Mallet 3 miles, Frome 10 miles, Bristol 20 miles, Bath 18 miles, Castle Cary Station 8



HURLINGPOT FARM

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A quite exceptional period farmhouse in mature grounds and land enjoying a peaceful rural setting with fast, easy access to the surrounding towns, centres and schools.

Grade II listed, the property has been skillfully and sympathetically restored and improved to a very high standard with enormous care and style.

The character of the house has been retained and enhanced and includes a hall, cloakroom, 2 principal reception rooms and a superb well appointed farmhouse kitchen with dining and living areas. In addition it has a playroom, boot room, sunroom, utility and on the first floor 5 bedrooms, a dressing room and 3 bathrooms. This includes a very special, very generous master suite with a bedroom, dressing room and bathroom.

Outside are stone outbuildings and beautiful well maintained gardens including a completely private walled garden approached by french doors from the sitting room.

The property includes the house, grounds, a large meadow with a small lake and woodland. In all over 7 acres. An additional field of 5 acres is available by separate negotiation and edged in blue on the plan.

Price Guide. £1,250,000 for the farmhouse and 7 acres (edged in red on the plan). The additional 5 acres (edged in blue on the plan) is available by negotiation.

Location

Hurlingpot Farm is approached over its very pretty drive which runs from the small hamlet of Chelynych. This long drive, lined with beautiful trees including horse chestnut, birch, ash and holly, is used by two other residential properties which stand behind Hurlingpot.

As the drive nears the house a branch leads into the garden to approach the front door whilst part continues to the garaging.





The house is a fine handsome building which is believed to date back mainly to the 17th century whilst the original house was probably a good deal older and certainly Victorian improvements were made. The current owners, an architect and his wife, have carried out extensive restoration and improvement works which have resulted in the property now being in pristine order whilst retaining all its charm and character.

These works have included reroofing, rewiring, reflooring (Purbeck natural stone in the inner hall, snug, kitchen & breakfast rooms), new windows (some double glazed) and doors, oil central heating (plus underfloor electric heating in all bathrooms), pressurised water system and the installation of exceptional bathrooms and a quite superb kitchen. In addition the house is well decorated and is quite delightful

The house is well arranged with an entrance into a central hall with the oak panelled staircase and a niche below ideal for a desk. At the back of the hall a door leads into an inner hall with a cloakroom with a basin and wc.

The sitting room has a double aspect, double french doors to the walled garden, beams, panelling, a window seat, oak flooring and a Doultling stone fireplace with an inset wood burning stove.

The dining room is another fine room with beams, a picture rail, window seat, oak flooring, a display alcove and a marble fireplace.

The kitchen, breakfast room and snug is a great open plan, triple aspect, living area and is the heart of the property.

The kitchen has ceiling beams and extensive fitted units including a central island with a breakfast bar. There are granite worksurfaces and lots of cupboards, a larder unit and drawers. Set in an inglenook alcove (with old bread ovens) is a 4 oven electric Aga. Other integrated appliances (mainly Bosch) include an American double dishwasher, induction hob, pyrolytic oven, 2 fridges and 2 freezers.

A wide archway opens into the breakfast area with beams and plenty of space for a table and chairs. The snug area is a very comfortable with a fireplace with a wood burner and space for sofas.

Just across the back hall is a utility with flagstones, fitted units, cupboards and a sink.

From the breakfast room a door opens into a boot room with a sealed off well, double doors to the yard and doors to the playroom and sun room (listed building consent to rebuild as a pergola).





The staircase rises from the hall to a stunning landing area having exposed oak beams, a vaulted ceiling and roof lights. On the first floor there are 5 bedrooms and 3 bathrooms whilst the dressing room could be used as a 6th bedroom. In addition there is a large attic in the oak timbered roof with scope for further rooms if required.

The master suite runs across the whole of the front of the house, about 40 ft., and includes a double aspect bedroom with beams, window seats, a fireplace and a door into the dressing room which is well fitted with wardrobes. It also has a door to the landing to enable it to be used independently, perhaps as a nursery or 6th bedroom.

Leading off from this room is the contemporary en suite bathroom with a basin, wc, bath and large walk-through shower.

The second bedroom has a window seat, fireplace, fitted wardrobes and an en suite shower room with a basin, wc and shower cubicle.

There are also three other bedrooms and a well fitted bathroom with panelling, a shower unit, basin, wc and a bath set in an alcove with recessed lighting and a quartz surround.

OUTSIDE

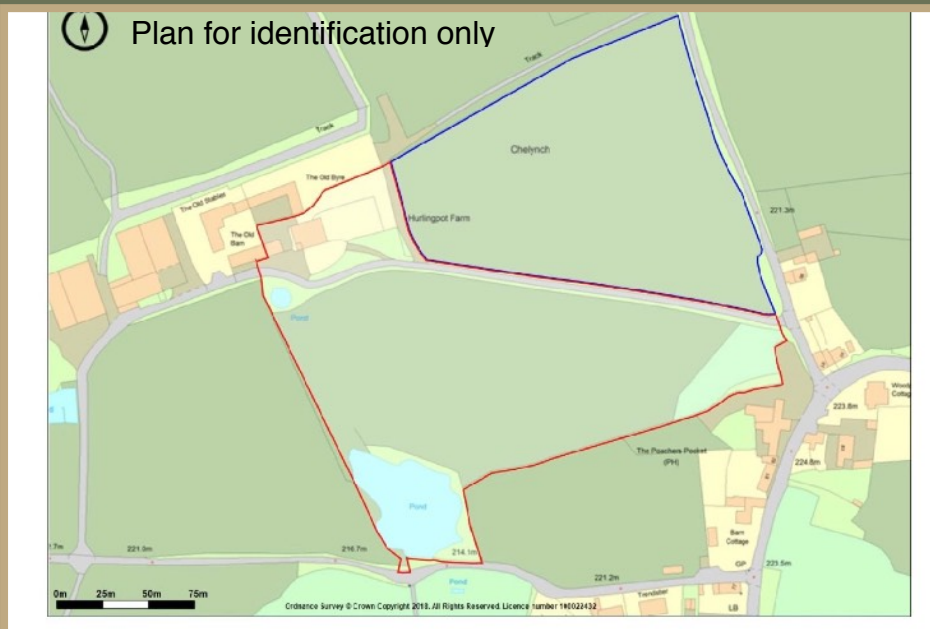
The side door from the boot room leads to a yard and a well sheltered lawned and gravelled garden protected by the house and the outbuildings. These are stone with tiled roofs, are fitted with light and power and provide garaging and stores. In front of the house is a Monkey Puzzle tree standing in a lawn bounded by shrubberies. Across the drive is a pond originally a drinking hole for stock as can be seen by the stone lining.

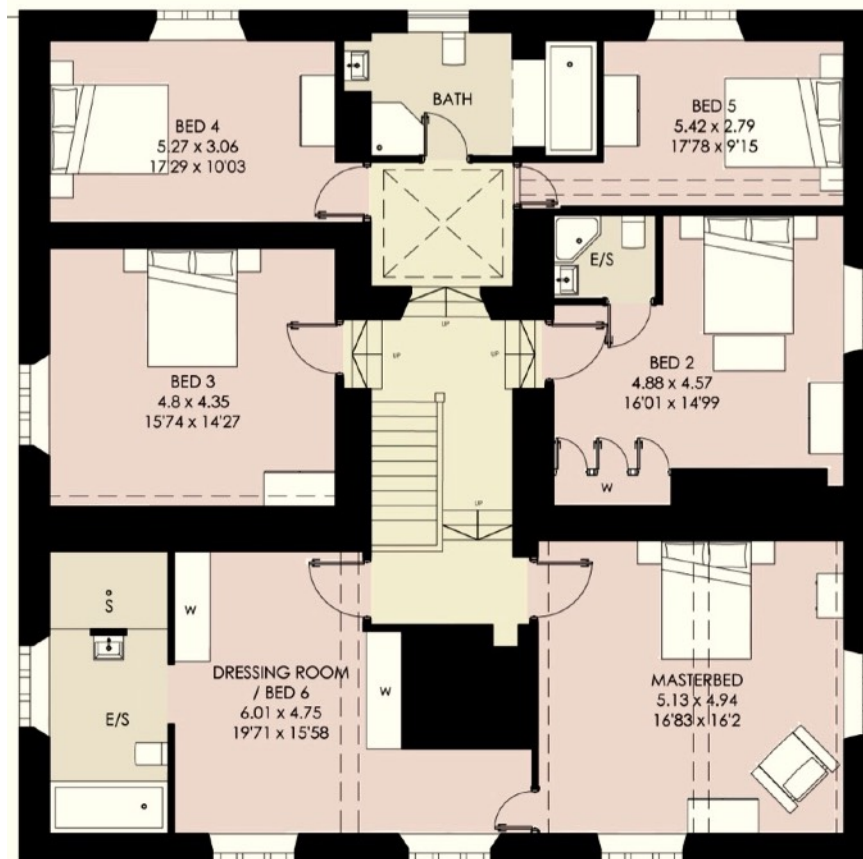
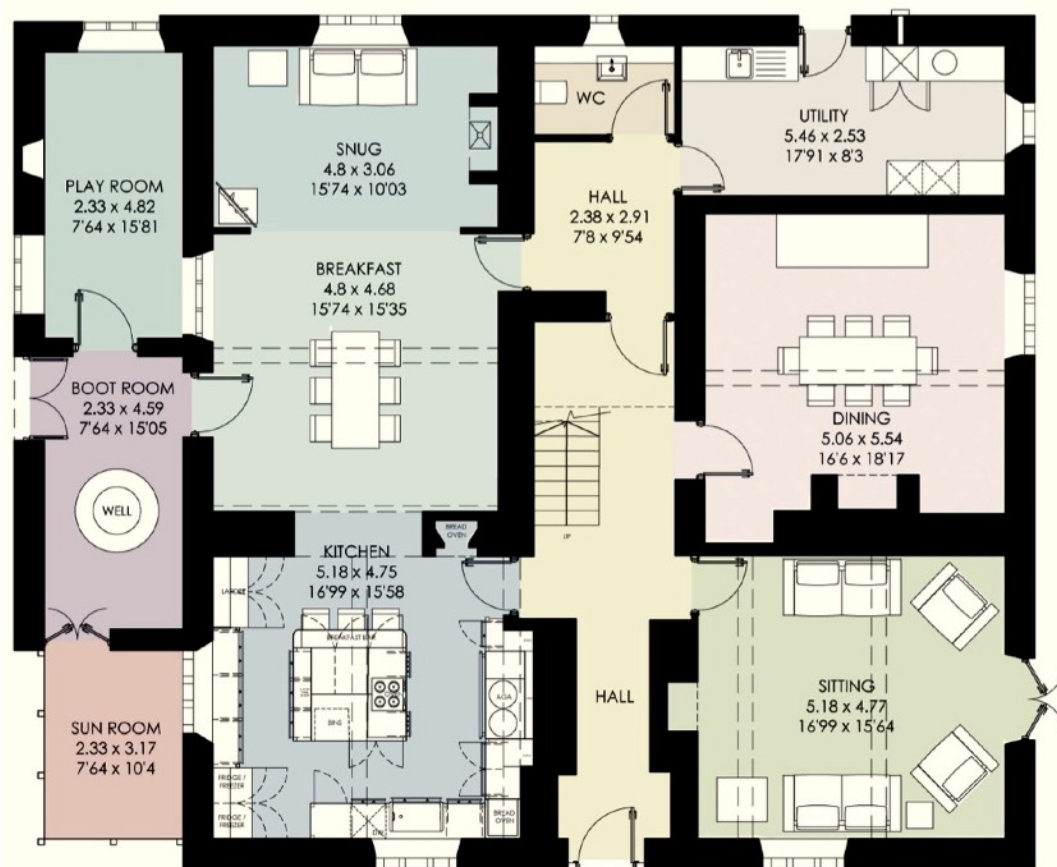
Approached by french doors from the sitting room is a landscaped and well stocked walled garden with a paved terrace, lawn and ornamental trees and shrubs. An archway leads to a further garden with a soft fruit cage and a greenhouse needing repair but having a well established vine.

Included with the house and gardens on the southern side are a meadow, small lake and woodland totalling 7 acres (all edged red). On the eastern side a field of about 5 acres (edged blue) is available by separate negotiation.

About the area -Chelynch is a small hamlet in beautiful countryside centrally placed between Wells, Castle Cary, Glastonbury, Frome and Bath which cover everyday needs and there are facilities and amenities in the area for most social, sporting and cultural activities

There are the added benefits of Babington House within 7 miles, Bristol Airport about half an hour away and Castle Cary station (Paddington main line) about 20 minutes. Education is well provided with good state and independent schools including pre schools and primary schools, Whitstone, Strode College, All Hallows, Downside, Millfield, Wells Cathedral and the Bruton and Sherborne schools.





Directions. Post Code BA44PY (If using a "sat nav" the post code takes one to about 20 yards south of the entrance drive.)
From Shepton Mallet take the A361 eastwards towards Frome for about 1.5 miles to the village of Doultong. In the village take the turning left signposted Chelynch. Continue until the Poachers Pocket pub is on the left hand side. Take the immediate left after it and then immediately left into the drive to Hurlingpot Farm.

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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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