

# LODESTONE



Manor Farm , Downhead









# Manor Farm , Downhead

BA4 4LG

Guide Price: £1,395,000

4   
Bedrooms

3   
Bathrooms

4   
Receptions

## PROPERTY FEATURES

- Pretty period 4 bed attached farmhouse
- Grade II listed
- Set in over an acre of beautiful gardens
- Picturesque rural location
- Over 4200 sq. ft. of accommodation including cellars.
- Rural countryside views









Originally the site of a moated manor that can be traced to the 11th century and listed in the Domesday book, 'modern' Manor farm dates back to the 1860s. It is a truly picturesque attached period family house that successfully blends historical charm with contemporary comfort. Ideally situated on the edge of the village of Downhead and in the heart of the Somerset countryside it is the archetypal rural idyll. The house is approached via a pretty driveway that culminates in a gravelled area with parking for several cars.

A handsome front door opens beneath a charming arch to an inner porchway with a beautiful 1920s tessellated tile underfoot – fully glazed inner doors introduce a fine hallway with its own superb elm floorboards, a cloakroom and access to three elegant reception rooms. The sitting room is furnished with bespoke cabinetry and built in shelving and features a beautiful Victorian fireplace. The drawing room is equally stylish with a Morso wood burning stove, and a stunning elm floor. From this room, the original front door lies beneath a pretty stone surround and opens to the gardens. Internal double doors link to the dining/kitchen area at the heart of the house. In the kitchen itself, solid oak units crafted by 'Bath Bespoke' in Bradford on Avon marry perfectly with an ancient flagstone floor that extends to the dining area. A traditional walk in pantry is perfectly sited off the room. Of particular note are the magnificent rural views framed by wonderful mullion windows replete with original shutters and evident throughout the house. Off the back of the kitchen is a good sized utility room (with back access to the gardens) and an additional room that would make the perfect home office. Beneath the ground floor is an enormous cellar that houses a bio-mass boiler and the wood chip needed to fuel it. It is unusual in that it has stone steps that rise to the garden giving it external access – this space could potentially be redeveloped for a variety of uses.









Stairs from the hall rise to the first floor with four bedrooms (two with ensuite bathrooms) and a family bathroom. All the bedrooms come with beautiful timber floors and sensational views of the surrounding countryside that extend to Asham Wood. The bathrooms are furnished with authentic period pieces that include an Edwardian stand-alone bath tub and a rare canopy bathtub dating from 1911. Tongue and groove styling and traditional fixtures and fittings complete the picture.

Agents note -the property is freehold with the exception of the games room that is on a lease with 991 years remaining. Please see floorplans.

#### Outside

The gardens are truly picturesque with views of the countryside. Well-kept lawns sweep away from the South facing façade to the near boundary of mature shrubs and trees. These extend to the East where the gardens are totally private and are sheltered within a stone wall boundary. A variety of fruit trees that include quince, plum, cherry and apricot pepper the landscape. Closer to the house a natural pond teems with wildlife.

#### Situation

Manor Farm is well located on the edge of Downhead. Nearby is the village of Cranmore well known for the East Somerset railway with its steam trains and its excellent pub, the Strode Arms. Also close by are the popular pubs The Talbot Inn in Mells and the Holcombe Inn and Babington House lies close to hand with its leisure and dining possibilities. The surrounding countryside offers endless opportunities for walking, with Cranmore Tower on the doorstep, Asham Woods and surrounded by ancient beech woodland. The East Mendip way winds its way from Shepton Mallet to the tower. The area is rich in wildlife and is a nature lovers paradise. Nearby is Frome, one of Somerset's most fashionable market towns and recently featured in the Sunday Times as the best place to live in Somerset. The town has a comprehensive choice of retail outlets and all the usual amenities. Founded



in 2013, the “Frome Independent” is an award-winning independent street market that is held on the first Sunday of every month and attracts 80,000 people a year. Also not far away lies Bruton with its bustling high street, and home to the renowned restaurants “Osip” and “At the Chapel” and the world-famous art gallery “Hauser and Wirth”. The pretty town of Castle Cary is only a few miles to the west, which also offers several independent shops, pubs, interiors retailers and a bookstore. Other local attractions include “The Newt in Somerset”, Stourhead gardens to the South and Babington House (Soho house’s country house).

#### Schools

There is a wide selection of both state and private schools in the area, notably All Hallows which is less than two miles away. Other schools include Downside, Millfield, Wells Cathedral School as well as the Bath schools. There are also a number of local primary schools in Mells, Oakhill and Leigh on Mendip and Upton Noble . Transport links are good with mainline stations in Westbury and Castle Cary, Frome and Bruton. (London Paddington about 85 minutes), and Warminster (for Southampton, Bath, Bristol, and South Wales)

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**Viewing by appointment only.**



## MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

### PART A

**Local Authority:** Somerset

**Council Tax Band:** F

**Guide Price:** £1,395,000

**Tenure:** Freehold – Games room 'flying freehold'

### PART B

**Property Type:** Period

**Property Construction:** Stone

**Number and Types of Rooms:** See Details and Plan, all measurements being maximum dimensions provided between internal walls

**Electricity Supply:** Mains

**Water Supply:** Mains

**Sewerage:** Private

**Heating:** Bio mass wood pellet

**Broadband:** Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

**Mobile Signal/Coverage:** Please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**Parking:** multiple

### PART C

**Building Safety:** The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

**Restrictions:** N/A

**Rights and Easements:** Neighbour access to electricity metre

**Flood Risk:** Zone 1 – low probability of flooding from sea or rivers

**Coastal Erosion Risk:** N/A

**Planning Permission:** N/A

**Accessibility/Adaptations:** N/A

**Coalfield Or Mining Area:** N/A

**Energy Performance Certificate:** E

No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.









Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.



**Bruton & Shaftesbury**

Fry's Halt  
Station Road  
Bruton, Somerset  
BA10 0EH  
Tel: 01749 605099  
[bruton@lodestoneproperty.co.uk](mailto:bruton@lodestoneproperty.co.uk)

**Wells**

Melbourne House  
36 Chamberlain Street  
Wells, Somerset  
BA5 2PJ  
Tel: 01749 605088  
[wells@lodestoneproperty.co.uk](mailto:wells@lodestoneproperty.co.uk)

[www.lodestoneproperty.co.uk](http://www.lodestoneproperty.co.uk)

