

# LODESTONE



*Upper Three Ashes Farmhouse, Stoke St Michael*









# Upper Three Ashes Farmhouse, Stoke St Michael

BA3 5JF  
Guide Price £795,000

5   
Bedrooms

2   
Bathrooms

3   
Receptions

## PROPERTY FEATURES

- 5 bed farmhouse dating to the 1700s
- 3 reception rooms
- Separate stone building
- Mature gardens and paddock circa 1.28 acres
- Additional Woodland
- Incredible potential for further enhancements
- Rural setting within short distance of local amenities
- Surrounded by picturesque views
- Not listed









Tucked away amidst the rolling beauty of rural Somerset, yet only a gentle amble or short drive to bustling village life, Upper Three Ashes Farmhouse is a farmhouse of boundless potential. With five generously proportioned bedrooms and three reception rooms, the house is at once eminently liveable and brimming with promise to become an exceptional country home. Dating back to the 1700s with a series of thoughtful later additions, Upper Three Ashes Farmhouse is a wonderful family home.

The ground floor is dedicated to living spaces with two sitting rooms opening into each other, facing the south and north sides of the property. The south facing sitting room hosts a Jetmaster fireplace ensuring cosy evenings in the cooler months while the north-facing room, with its capped chimney, offers further possibilities. The dining room is notably grand in scale, its stone mullion windows framing uninterrupted views over the neighbouring field. The kitchen is bright and faces mature beds and the paddock. With space for all of ones culinary requirements along with a dining table, this is an ideal space for meal prep and more casual dining. A utility room, cloakroom, and larder flow conveniently from the kitchen, while access to the integral double garage, ripe for imaginative reconfiguration (subject to the necessary consents), offers the exciting prospect of creating something truly stunning.









The first-floor hosts five bedrooms all of wonderful proportions, featuring mullion windows and boasting beautiful outlooks to the north and south of the property.

The primary suite is substantial in size and features an ensuite with a sunken bath, loo and separate shower. With a southerly aspect and pretty scenes of the mature beds and neighbouring fields, this is a private retreat. Three of the remaining bedrooms are notably large and the fourth a comfortable double. A family bathroom with shower serves these rooms.

The first floor has the added benefit of the fondly known 'through room' – a space which has deliberately been left open to create a sense of openness and space on the first floor. It can be utilised as a home office/ study, library and reading nook or comfortable seating and play area or as one desires.

### Outside

The farmhouse is encircled by a low stone-walled garden with pathways threading through mature shrub borders and colourful perennial beds. A stone arch heralds the entrance to the terrace and formal gardens. A grand sycamore tree stands proudly, its graceful canopy sheltering a charming stone bench. A nearby pergola enhances the sense of romance, while sweeping lawns create a quintessential Somerset scene.









Beyond the formal garden lies a wilderness garden that offers a magical setting for summer picnics and camping adventures.

A separate stone building is at the entrance to the property with the potential for a variety of uses. There is ample parking for several vehicles to the front of the farmhouse.

Adjacent to the farmhouse is a paddock. Upper Three Ashes also encompasses a small woodland, awash with wildlife and bluebells and accessed from the bridleway.

### **Situation**

Three Ashes is a small hamlet equidistant from Stoke St Michael and the picturesque village of Oakhill. Stoke St Michael has a shop, public house, church, primary school and a baby and toddler group. Oakhill is situated approximately 14 miles south of the City of Bath and approximately 6 miles from Wells. The village has a thriving community and includes the Oakhill Inn, a very popular gastro pub, village shop, a doctors' surgery, and a primary school and village hall. The surrounding countryside that includes the Woodland Trust owned Beacon Hill Woods offers endless opportunities for walking with Cranmore Tower on the doorstep surrounded by its own ancient beech woodland and Harridge Woods.









The area is rich in wildlife and is a nature lovers' paradise.

Wells lies 7 miles to the west and is the smallest Cathedral city in England offering all the usual amenities of a market town. The high street is vibrant with a variety of independent shops and restaurants and pubs as well as a twice weekly market and a choice of supermarkets. At the very heart of the city is the medieval Cathedral, Bishop's Palace and Vicars' Close, reputed to be the oldest surviving residential street in Europe. Ten miles to the East 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.

Other local attractions include the Poacher's Pocket pub within walking distance, the Talbot Inn in Mells, Babington House, Soho House's country mansion, Stourhead Gardens, and the Longleat Estate. Increasingly popular open water swimming and scuba diving are available at nearby Vobster Quay, a 36-acre freshwater lake which is just over a 10-minute drive away. The Mendip Golf Club, with stunning views across the Levels to the Bristol Channel, is just a 5-minute drive away.

The popular town of Bruton is 9 miles to the south and is famous for Hauser and Wirth Art Gallery and excellent restaurants to include, Da Costa, At The Chapel, Briar and The Old Pharmacy.





Transport links are excellent with Castle Cary's mainline railway station just 16 minutes away and providing links to London (within 1 hour 26 minutes), Wales and the whole of the Southwest of England. The A303 with direct access to London and the Southwest is a 20-minute drive. Bristol airport is just 30 minutes away.

### **Schools**

First rate local state and independent schools include the Blue School in Wells, Downside School and the Bath schools, Writhlington School, All Hallows Prep School, Wells Cathedral School and Millfield.

### **Directions**

Postcode: BA3 5JF

What.3.Words: //scraper.insolvent.propose

**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: G

Guide Price: £795,000

Tenure: Freehold

### PART B

Property Type: Detached

Property Construction: Standard

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: Oil

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: We are not aware of any significant /material restrictions, but we would recommend you review the title/deeds of the property with your solicitor.

Rights and Easements: We are not aware of any significant/material restrictions or rights but we would recommend you review the title/deeds of the property with your solicitor.

Flood Risk: According to the Government long term flood risk the property is in a very low risk from Rivers/Seas and surface water.

Coastal Erosion Risk: N/A

Planning Permission: N/A

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

Energy Performance Certificate: E

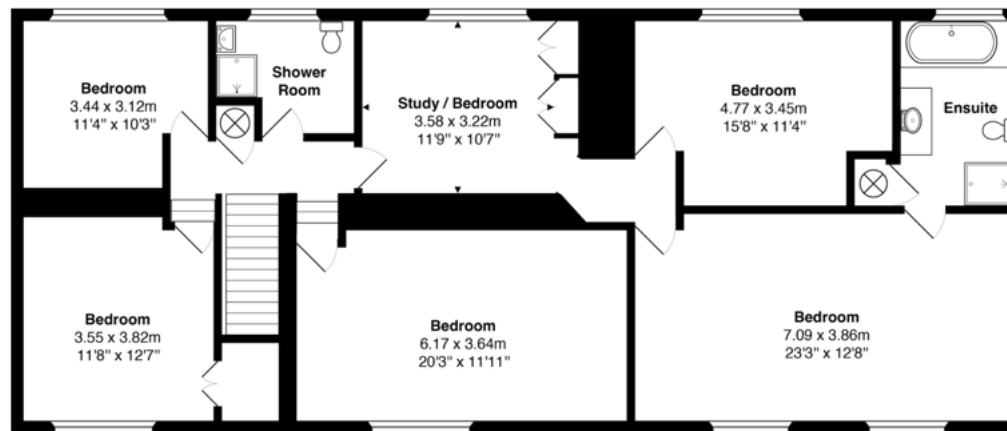
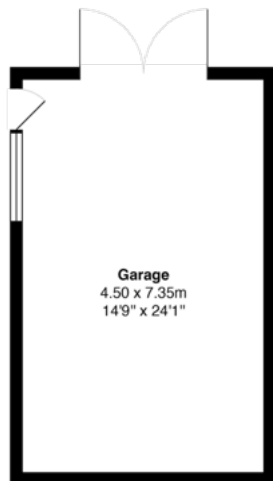
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Furthermore, Lodestone is not legally qualified, and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating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



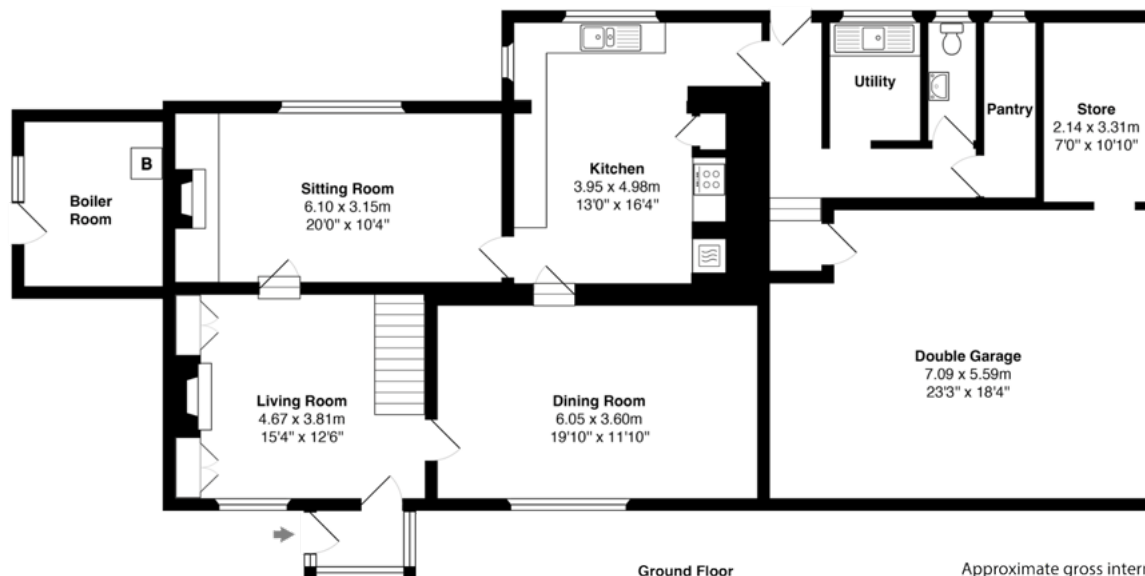






**First Floor**  
Area: 138.0 m<sup>2</sup> ... 1486 ft<sup>2</sup>

## Upper Three Ashes Farmhouse, Stoke St Michael



**Ground Floor**  
Area: 161.2 m<sup>2</sup> ... 1735 ft<sup>2</sup>

Approximate gross internal floor area of main building - 299.2 m<sup>2</sup> / 3,221 ft<sup>2</sup>



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.



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