

Symonds
& Sampson

Frogmore Farm

Lopenhead, South Petherton, South Petherton, Somerset

Frogmore Farm

Lopenhead
South Petherton
South Petherton

Somerset TA13 5JH
This detached period property, set on a plot of just under half an acre, and requires refurbishment throughout, offering a great deal of potential for those looking for a privately situated home with scope for multi-generational living space or to work from home.

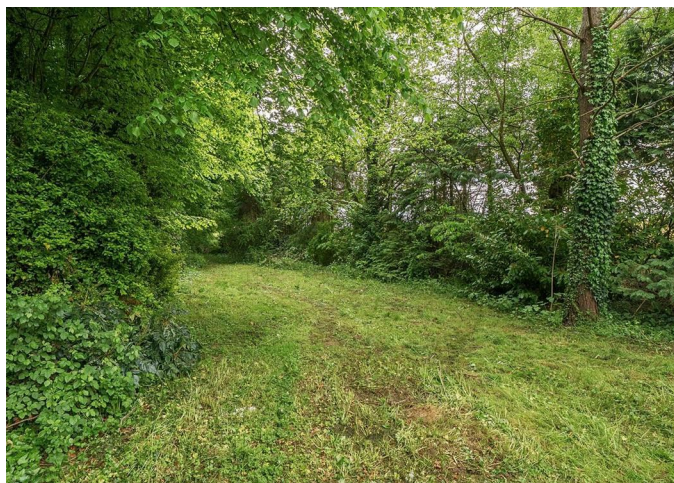


- Detached period property
- In need of refurbishment
- Private semi-rural position
- Set in 0.43 acres (0.17 hectares)
 - Useful outbuilding / barn
- Scope for multi-generational living or working from home

Guide Price £645,000

Freehold

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THE PROPERTY

Now in need of refurbishment throughout, this sizeable period property enjoys a private position with no near neighbours and is well placed for excellent road links via the A303 at South Petherton. Adjoining open fields, it is not far from a range of local facilities and lies within a short drive of both South Petherton, Ilminster and Crewkerne. The property has good proportions on both floors and a remodelling of the accommodation could well incorporate scope for single level living if required, or creation of an annexe, as the property has two staircases.

ACCOMMODATION

An initial entrance lobby opens through to a smaller reception room perfect as a snug, to one side. Across from here, a further reception room includes the first of two staircases which in turn provides independent access to three of the first floor bedrooms. A spacious dual-aspect kitchen / breakfast room has views across the front garden and the fields at the rear. There is an adjoining inner hall with ground floor bathroom. A well-proportioned sitting room opens onto the front garden via french doors and includes a woodburning stove and a second staircase leads up to the master bedroom. Beyond the sitting room a downstairs home office / study space also includes the oil fired boiler for the central heating system, with a further store / office space beyond.

The spacious master bedroom enjoys views over the fields at the rear, and has an ensuite shower room as well as built in wardrobes. The second bedroom also has an en suite WC. The two further first floor rooms both have pleasant views and can be served by the ground floor bathroom.

OUTSIDE

The property is approached via private gates onto its own driveway providing parking and access to the adjoining outbuilding of brick and timber construction. Beyond the outbuilding is a good size garden / paddock area, narrowing to a point and bordered by mature trees and hedgerow. The garden to the front of the house enjoys a southerly aspect.

SITUATION

Lopenhead is a small hamlet lying between Seavington St Michael, South Petherton. The iconic "Pips" cafe is a very popular venue and the adjoining Trading Post Farm shop loved by residents for its delicious locally sourced produce. Frogmary Green Farm is within walking distance and as well as being a working farm, has a popular events venue for weddings and the like, and lovely lakeside grounds that are often open to the public. There is also a popular Indian / Thai restaurant and takeaway in Lopenhead.

South Petherton is a vibrant, active, and extremely pretty hamstone village with a thriving community and unusually extensive array of services. It has a great selection of independent shops including a butcher, a bakery, a fruit and veg shop, a newsagent, pharmacy, wine merchant, florist, and two cafes. It also offers a Co Op and a popular village pub. Perhaps the jewel in the crown is Holm, an award-winning restaurant that in 2024 won Trencherman's Best Restaurant across all of the UK. The David Hall is a cultural hub with a busy timetable of various events from music and film to sound baths and workshops. Each year the village hosts its famous folk festival bringing an international crowd. The village also offers

a pre-school, infants' school and junior school.

The market town of Crewkerne houses the local Waitrose store, superb indoor pool / gym complex and a railway connection to London Waterloo. From the Esso station at the junction with the A303 at Watergore is the regular Berry's Superfast bus service to London Hammersmith.

DIRECTIONS

What3words////////fanfare.boardroom.insist

SERVICES

Mains electricity and water are connected. Private drainage via septic tank located on neighbouring farmland.

Standard broadband is available. Mobile signal indoors is most likely from the O2 and Vodafone networks, although signal is likely from all four major networks whilst outdoors. Information provided by Ofcom.org.uk

MATERIAL INFORMATION

Somerset Council Tax Band F

The rear of the house is accessed via the neighbouring field for maintenance.



Energy Efficiency Rating		
Energy efficiency class	Current	Potential
A		
B		
C		
D		
E		
F		
G		
England & Wales		

Frogmore Farm, Lopenhead, South Petherton

Approximate Area = 2175 sq ft / 202 sq m

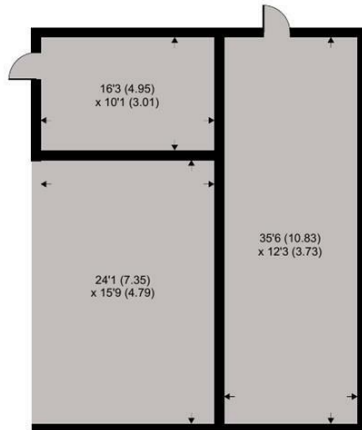
Limited Use Area(s) = 37 sq ft / 3.4 sq m

Outbuildings = 981 sq ft / 91.1 sq m

Total = 3193 sq ft / 296.5 sq m

For identification only - Not to scale

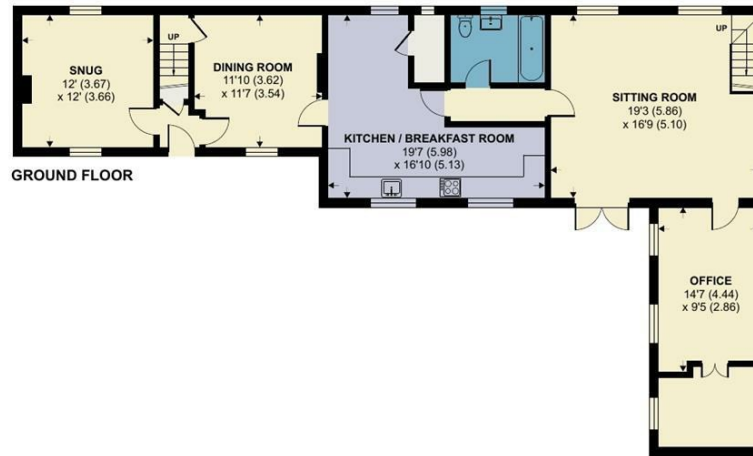
Denotes restricted head height



OUTBUILDING 1 / 2 / 3



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1285300



ILM/AJW/150525



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