

TELEPHONE 01225 904999



Spring Farm
Regil BS40

 Peter Greateorex



A charming period farmhouse in approx
2.5 acres with self contained annexe

Offers in excess of
£1,500,000



Overview

A charming period farmhouse believed to date back to 1750, Spring Farm offers a unique blend of historic character and modern comforts.

Set over three floors, the property features a spacious triple aspect sitting room with a log burner, a traditional kitchen with AGA, island, and a historic water pump, and a classic dining room perfect for entertaining. The 4/5-bedroom layout in the main house includes a luxurious master suite with an en-suite bathroom and an impressive dressing room.

A self-contained one-bedroom annexe provides additional living space, ideal for multi-generational living or rental potential. The property sits on approximately 2.5 acres, complete with workshops/stores, stable, tack room and a hay store, and breathtaking countryside views. A gated entrance leads to ample off-street parking, ensuring privacy and convenience.

Spring Farm is a rare opportunity to own a beautifully restored historic home in a sought-after rural location, offering space, versatility, and stunning surroundings. Despite its countryside setting, the property is just a short drive from Bristol, Bath or Wells, making it perfect for commuters or those seeking a quieter lifestyle while staying well-connected. The nearby Chew Valley and Mendip Hills Area of Outstanding Natural Beauty offer breathtaking landscapes, country pubs, and a range of outdoor activities.







Outside

a self-contained one-bedroom annexe provides generous living space, a private shower room, studios, and storage, ideal for multi-generational living, guests, or potential rental opportunities.

Set in approximately 2.5 acres, the property enjoys breathtaking countryside views. The main house which looks out over fields and a formal front garden, also benefits from delightful side and rear gardens, while the barn garden features lawns, topiary, beds bursting with agapanthus in the summer months, a productive apple tree, and a patio area overlooking the surrounding landscape with views towards the Mendip Hills. A wisteria covered loggia to the side of the main house provides a seating area for summer relaxation. The extensive land offers endless possibilities for equestrian use, hobby farming, or simply enjoying the tranquillity of the setting.

With breathtaking views over surrounding countryside

Further information

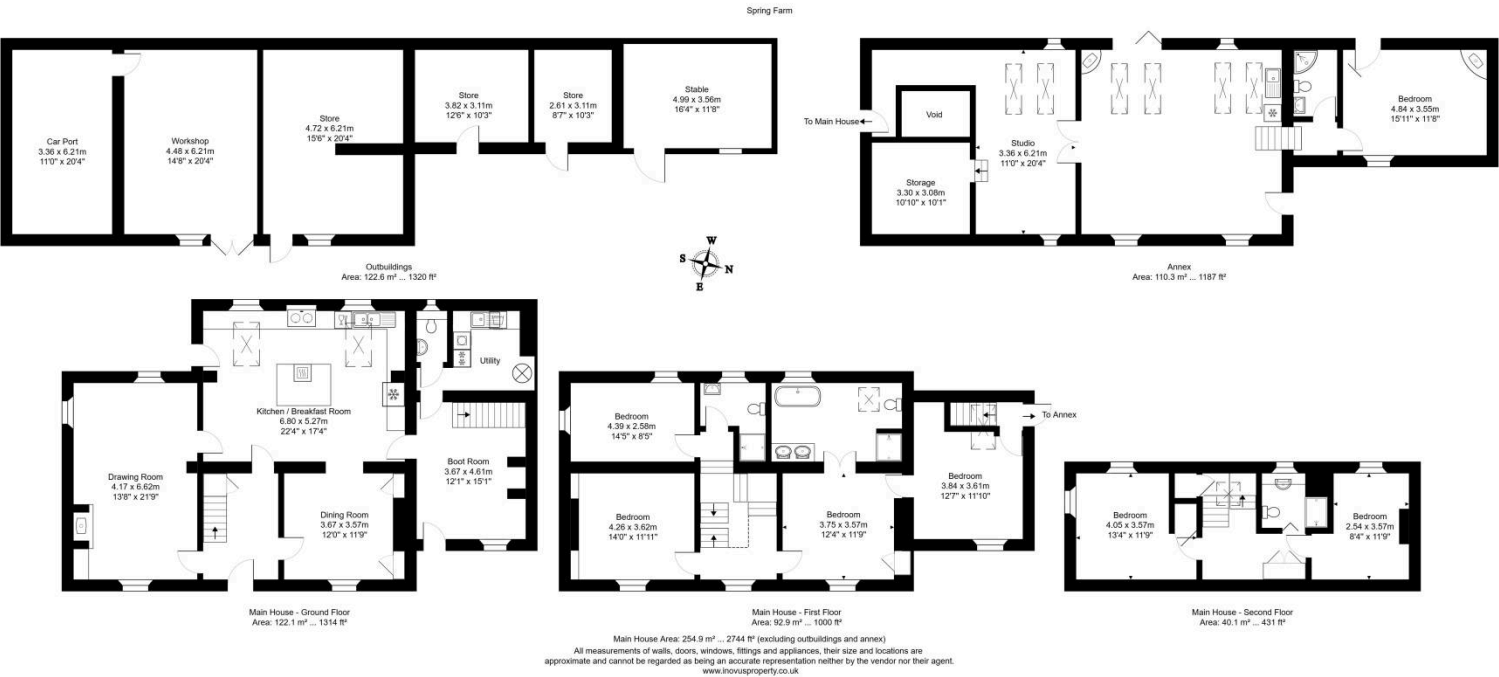
1. Council Tax band - G
2. EPC Rating- F
3. Tenure - Freehold
4. Utilities - Mains electricity, no gas
5. Drainage - Septic tanks
6. Broadband True speed
7. Heating - Combi LPG boiler (bulk LPG tank)
8. Construction - Traditional rubble stone walls.

KEY FACTS

- Historic Charm
- Spacious triple aspect sitting room
- Heart of the Home - kitchen with island and Aga
- Modern Comforts - Part underfloor heating
- Flexible Accommodation - 4/5-bedrooms
- Luxury Master Suite
- Self-Contained Annexe
- Equestrian & Outdoor Potential
- Secure parking



Floorplan



These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Peter Greatorex Unique Homes have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E		
21-38	F	29 F	
1-20	G		



For more information please
get in touch with our team

PETER GREATOREX

TELEPHONE 01225 904999

INFO@PETERGREATOREX.CO.UK

4 QUEEN STREET, BATH, BA1 1HE



Your home deserves
extraordinary.



The Apartment Company.Co.uk Limited Registered Office:
The Orchard High Street Blagdon BS40 7TQ Company registration number:
4990816 VAT number: 822144267 Ombudsman number: D00785