

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



CIDER PRESS FARM, KNOLE, LANGPORT, SOMERSET, TA10 9HY



**CIDER PRESS FARM,
KNOLE, LANGPORT, SOMERSET, TA10 9HY**

Long Sutton, 1 mile, Somerton 3 miles, Langport 6 miles, South Petherton 8 miles, Street 9 miles, Yeovil 9 miles, Castle Cary 13 miles, A303 5 miles (Podimore), M5 (jct. 24) 16 miles.

Summary

A substantial farmhouse of approximately 4,000 sq. ft. accommodation with land, outbuildings and planning permission for further development.

A handsome five-bedroom detached property with a range of outbuildings, plenty of versatile accommodation for one or two homes, including an adjoining annex.

Further development potential with planning permission in place for barn and former cider press conversion into further dwellings.

Various outbuildings including barns, stables and cider press included.

Stands in generous grounds extending to approximately 5 acres of gardens, orchards and paddock.

Farmhouse

Cider Press Farm is a wonderfully proportioned period home with a wealth of character, spacious and versatile accommodation in a picturesque rural setting.

Believed to date from the 16th century, this handsome Grade II Listed farmhouse features local lias stone elevations beneath a predominantly slate roof. The property retains many period features typical of its age, including exposed ceiling timbers, large open inglenook fireplaces, and flagstone floors.

Currently arranged to provide two separate living units, the layout could easily revert back into one substantial home, with or without an integral annex.

The house offers great appeal with the original features and plenty of living space, with the accommodation in the main house currently comprising a dining hall, sitting room, kitchen, utility, scullery, conservatory, cloakroom, three double bedrooms and bathroom. The annex consists of three further reception rooms, kitchen, conservatory, garden room, ground floor shower room and two large ensuite bedrooms upon the first floor.





Gardens & Grounds

The mature gardens complement the house perfectly and, whilst needing some further works to bring them back to their former glory, have been designed to create a series of distinct areas, including a kitchen garden with a greenhouse, mature lawns and an orchard.

A paved terrace at the rear of the house enjoys a south-westerly aspect, offering wonderful views over the garden and towards Knole Hill. The grounds also include herbaceous borders and are enclosed by hornbeam hedging.

Beyond the formal gardens lies a vegetable garden, cider apple orchard, and beyond that a further paddock with separate access if required, each adding to the property's rural appeal.

Outbuildings

The property benefits from an excellent range of outbuildings, offering potential for a variety of uses. The property currently benefits from planning permission to convert a large open, blue lias barn measuring approximately 38' x 17' and former cider barn (complete with cider press) measuring approximately 23' x 15' into a separate dwelling with ancillary accommodation.

Additionally, the property offers further lean-to storage, stables, a workshop and garaging, as well as ample off road parking provisions.

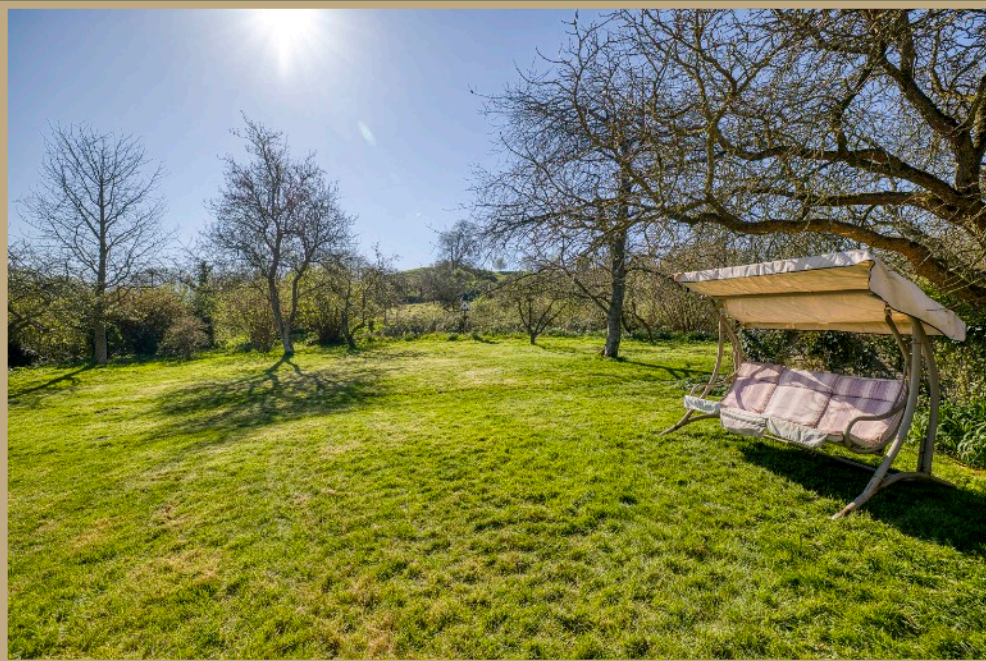
This is a rare opportunity to acquire a period home with extensive grounds and potential further development, all set within a stunning rural landscape.

Location

Knole is a peaceful and unspoilt hamlet within a conservation area, surrounded by beautiful countryside. Tucked away from main roads, it offers a tranquil setting while remaining conveniently close to local amenities.

The nearby village of Long Sutton, approximately one mile to the east, provides a village hall, church, and the highly regarded Long Sutton Golf Club. The Devonshire Arms, a well-known country inn, is a popular destination for dining, while scenic riverside and moorland walks add to the area's appeal.





For families, Long Sutton boasts a well-respected primary school, shop and Post Office. Further amenities, including shops and services, can be found in the market towns of Somerton and Langport, just a few miles away.

Tenure and Other points

Freehold.

Grade II listed.

EPC Exempt

Oil Fired central heating and hot water.

Mains water, drainage and electricity.

Somerset Council - Council Tax band F

Planning reference: 22/00911/FUL

Important Notice

Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose.

No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.





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