

# The Old Farmhouse, Midsomer Norton, Somerset

---



# An attractive Grade II listed five bedroom detached family home, set in landscaped gardens.

## Summary of accommodation

**Ground floor** Entrance hall | Living room | Snug/office | Kitchen/breakfast room  
Utility/boot room

**Lower ground floor** Cinema/games room

**First floor** Guest bedroom en suite shower room and kitchenette | 2 double bedrooms  
Shower room

**Second floor** 2 double bedrooms | Bathroom

**Gardens, grounds & outbuildings** Lawn | Garden room | 2 sheds | Double garage

In all approximately 0.37 of an acre

## Distances

Bath 10 miles, Frome 10 miles, Wells 11 miles, Bristol 15 miles (All distances are approximate).

## Situation

The property is positioned in a peaceful position on the edge of the market town of Midsomer Norton. The town benefits from a good selection of day to day amenities, but Bath, Frome and Wells are all within an easy drive and provide a fantastic array of shops, cafes and restaurants between them.

Babington House, Hotel and Private Members Club is approximately 15 minutes' drive away providing a wonderful setting to relax and unwind.

The NR Greenway runs adjacent to the property providing lovely walks and traffic free cycling.

Communications in the area are good and there is an excellent selection of schools, including Welton Free Ranges a forest school nursery which is within walking distance from the property.



## The House

Believed to date back to circa 1650 this characterful house enjoys period features to include exposed stone walls and beautiful windows. The property is beautifully presented throughout and offers versatile accommodation arranged over four floors.

On the ground floor there are two reception rooms both benefitting from wood burners, the living room with impressive fireplace and the snug/office. The kitchen/ breakfast room features an AGA and woodburner. There is a cool cinema/games room on the lower ground floor.

To the right hand side of the first floor there are two double bedrooms and a shower room. To the left is a double bedroom with en suite shower room and a kitchenette, this presents wonderful versatility and could be used for Airbnb.

On the second floor is the principal bedroom, a further double bedroom and a spacious bathroom.





## Gardens, Grounds and Outbuildings

The property is approached onto a tarmac driveway (owned by The Old Farmhouse, with three neighbouring properties having a right of access), leading to parking for a few vehicles. There is a double garage which can be accessed via a five bar gate at the side of the house. There is a garden room attached to the garage which could be used for summer dining, or as a studio/potting shed.

At the rear of the property there are pretty formal landscaped gardens comprising level lawn and well stocked borders.

## Directions (Postcode BA3 2BW)

From Bath head south on the Wellsway/ A367 passing through Dunkerton and Peasedown St John. Continue on this road into Radstock and at the bottom of the hill take the 2nd exit at the roundabout onto Somervale Rd/A362, leading onto Radstock Rd. At the next roundabout take the 3rd exit onto Station Rd/A362, and the turn right onto Millard's Hill. Turn right at the crossroads and the driveway to The Old Farmhouse will be immediately on your right hand side.

## What Three Words

//sensible.microfilm.ticked

## Property information

**Services** Mains water, electricity and drainage. Gas fired central heating.

**Method of Sale** We are advised that the property is Freehold.

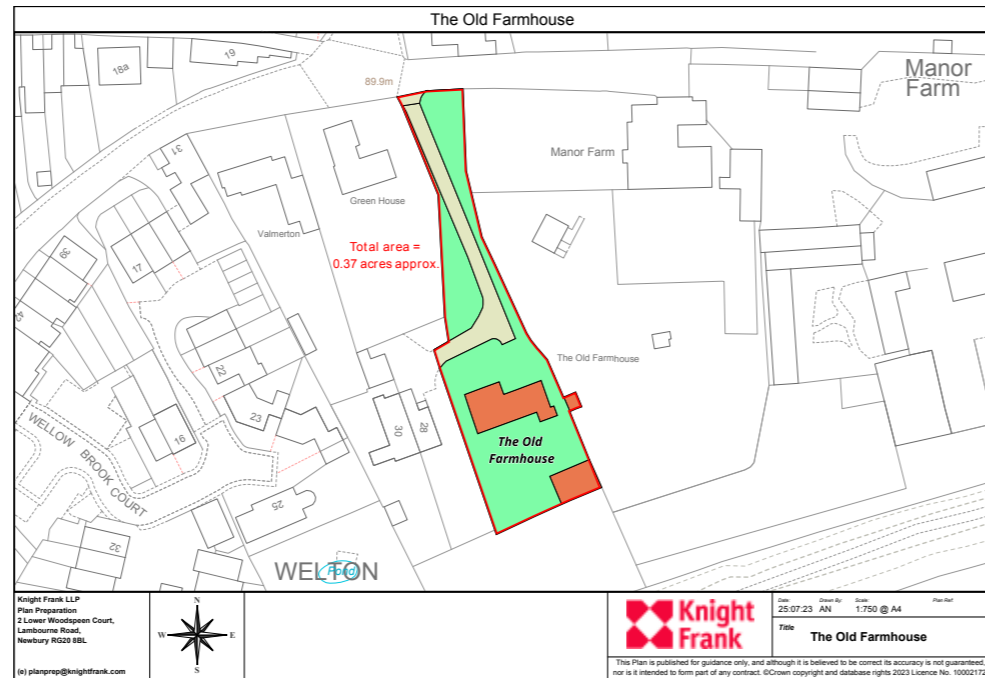
**Local Authority** Bath & North East Somerset Council - bathnes.gov.uk

**Council Tax Band** F

**EPC** D

**Guide Price** £825,000

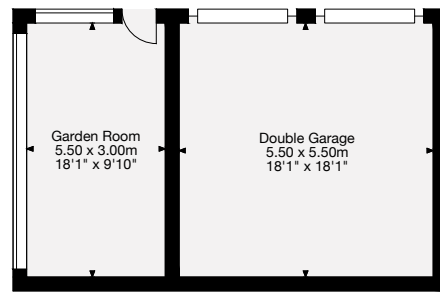
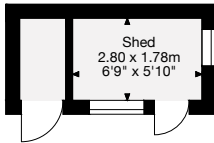
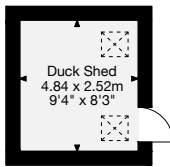
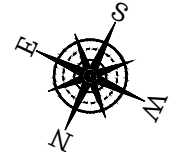
**Viewings** Strictly by prior appointment with the Knight Frank, LLP



**Approximate Gross Internal Floor Area**

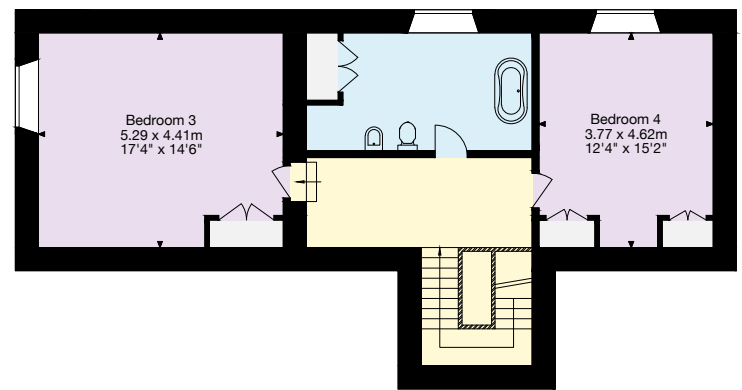
**Main House: 245 sq m / 2,637 sq ft**  
**Garage: 30 sq m / 323 sq ft**  
**Greenhouse: 16 sq m / 172 sq ft**  
**Outbuildings: 13 sq m / 140 sq ft**  
**Total Area: 304 sq m / 3,272 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

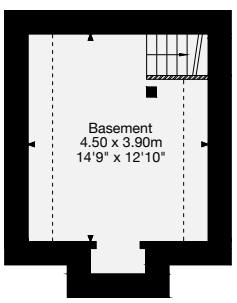


**Outbuildings**

**Garage**

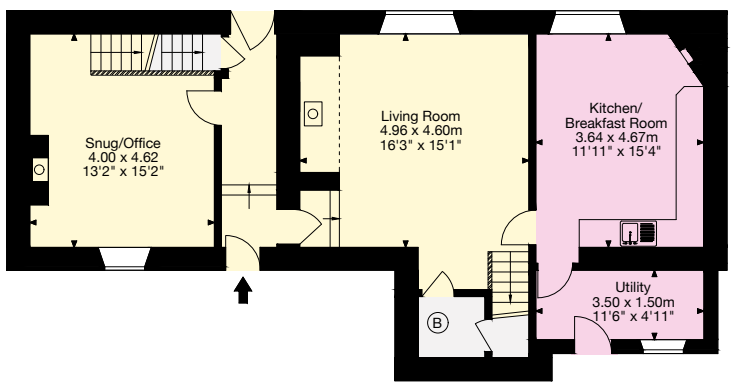


**Second Floor**

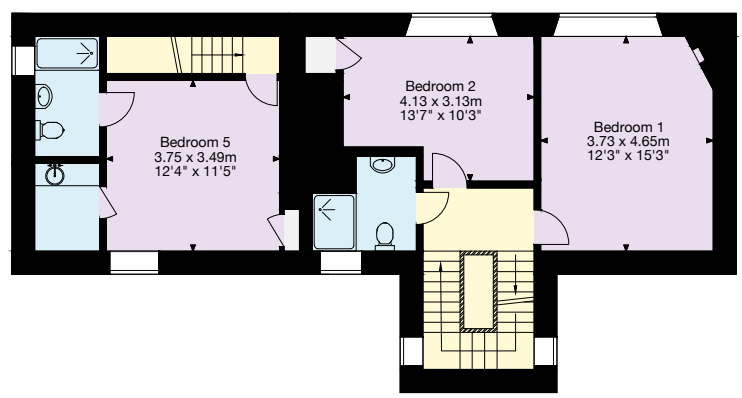


**Basement**

option



**Ground Floor**



**First Floor**

**Knight Frank Bath**  
 4 Wood Street  
 Queen Square, Bath  
 BA1 2JQ  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more  
**Francesca Leighton-Scott**  
 01225 325 994  
[Francesca.Leighton-Scott@knightfrank.com](mailto:Francesca.Leighton-Scott@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
 Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.  
 Particulars dated [July 2023]. Photographs and videos dated [July 2023].

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.