

# Merryhill Farm, Redhill, North Somerset

---



A well presented former farmhouse with ancillary accommodation, 43' outbuilding and option to purchase adjoining land with superb south facing views to the Mendip Hills.

---

## Summary of accommodation

**Ground floor** Entrance vestibule | Entrance hall | Sitting room | Dining room | Garden room  
Kitchen/breakfast room | Utility room | Cloakroom | Staircase hall

**First floor** Principal bedroom with deep wardrobe and en suite bathroom  
3 further bedrooms | En suite shower room | Family shower room

### Adjoining Wing

**Ground floor** Entrance hall | Bathroom

**First floor** Sitting room | Kitchen | Bedroom

### Adjoining Annexe

**Ground floor** Hall | Shower room | Open plan kitchen/sitting room | Dining room  
Study | Bedroom

**First floor** Bedroom with en suite bathroom

**Outside** Long drive approach | Generous parking | Garage and carport block  
Stone and tiled outbuilding | Level gardens with pond | Summer house  
Gravel/hard standing enclosure

**Lot II** An adjoining level field to the south and smaller field to the west is available by separate negotiation and totals about 11.34 acres

## Distances

Bristol 10.8 miles | Wrington 3.3 miles | Bristol Airport 2.9 miles | Blagdon Lake 3.9 miles  
Bristol Temple Meads (London Paddington) 10.5 miles | Wells 15 miles  
(Distances are approximate).









## The Property

Merryhill Farm has been in the same family for over 150 years and ceased to be a working farm in the mid 1960's. Stone and tiled outbuildings belonging to the farm have since been sold off and attractively converted, away from the farmhouse.

The original farmhouse, Merryhill Farm, occupies a stunning position and the end of a private approach with extensive south facing views across open countryside to the Mendip Hills.

The property is extremely well presented and in more recent years a self contained wing either side of the main house have been created and are presented in the same condition of the house. The west wing and annexe are currently let but either of both could easily become reinstated accommodation of the main house, if desired.

The house is believed to date from the mid 1700's. There is an old inglenook fitted with a stone fireplace and chimney breast in the sitting room and double doors lead into the garden room with flagstone floor. The dining room has French doors opening out to the garden with superb views.

The kitchen/breakfast room has a beamed ceiling and is fitted with Smallbone wood units and appliances include cooker, dishwasher and fridge. A large utility room serves as a boot room and laundry room. The first floor, all with lovely views, has an excellent principal bedroom suite with walk-in wardrobe and a well appointed bath/shower room. There are three further bedrooms and a well fitted en suite shower room and a family shower room.







Adjoining Annexe







Adjoining Wing

## Adjoining Annexe

The self-contained annexe can be approached internally from the main house but has its own front door into an entrance hall. The ground floor has an open plan kitchen fitted with appliances leading into a sitting room. Double doors open into the dining room which opens into the garden. Off the dining room is a study. There is a bedroom on the ground floor with a further bedroom with en suite bathroom on the first floor.

## Adjoining Wing

The accommodation can be approached internally from the main house but also from outside into an entrance hall on the ground floor which also has a bathroom. The first floor has a sitting room, fitted kitchen and bedroom.

Both the annexe and the wing have lovely open views and are presented to the same high standard as the main house.

## Grounds and Paddock

Merryhill Farm is approached over a long drive giving access to a large area of gravel and hard standing allowing parking for many vehicles. A stone and tiled garage and carport block lies adjacent to the house with the single garage having toughened glass sliding door. Beside the gravel area is a 43' stone and tile single storey outbuilding. Behind is an enclosure laid to hardcore, providing an excellent location for stables, subject to any planning consents.

The low maintenance gardens, with stunning open views to the Mendip Hills, are laid to level lawn interspersed with trees. There is an ornamental natural pond with bulrushes, a willow tree and an Artic Cabin summer house with central internal barbecue.

In all the property extends to about 0.97 acres.

## Lot II

Lot II is a level field adjoining the garden to the south with panoramic views to the Mendip Hills which has vehicular access from the main entrance drive and of the lane on the southern boundary. A gate gives access to a further field which is also accessible from the yard by the outbuilding. Lot II totals in all about 11.34 acres.



Adjoining Wing

## Directions (Postcode BS40 5TS)

From the Bristol direction on the A38 pass Bristol Airport and descend the hill. Turn left at the bottom into New Road. Continue along and take the first right signed Butcombe. Then the next left. The entrance to Merryhill Farm is seen about 0.3 mile along on the right hand side.

## Property information

### Services:

**Merryhill Farm:** Mains water and electricity connected. Oil fire central heating. Double glazed wndows. Broadband provided by Truespeed. CCTV. Private drainage.

**Annexe:** Oil fire central heating.

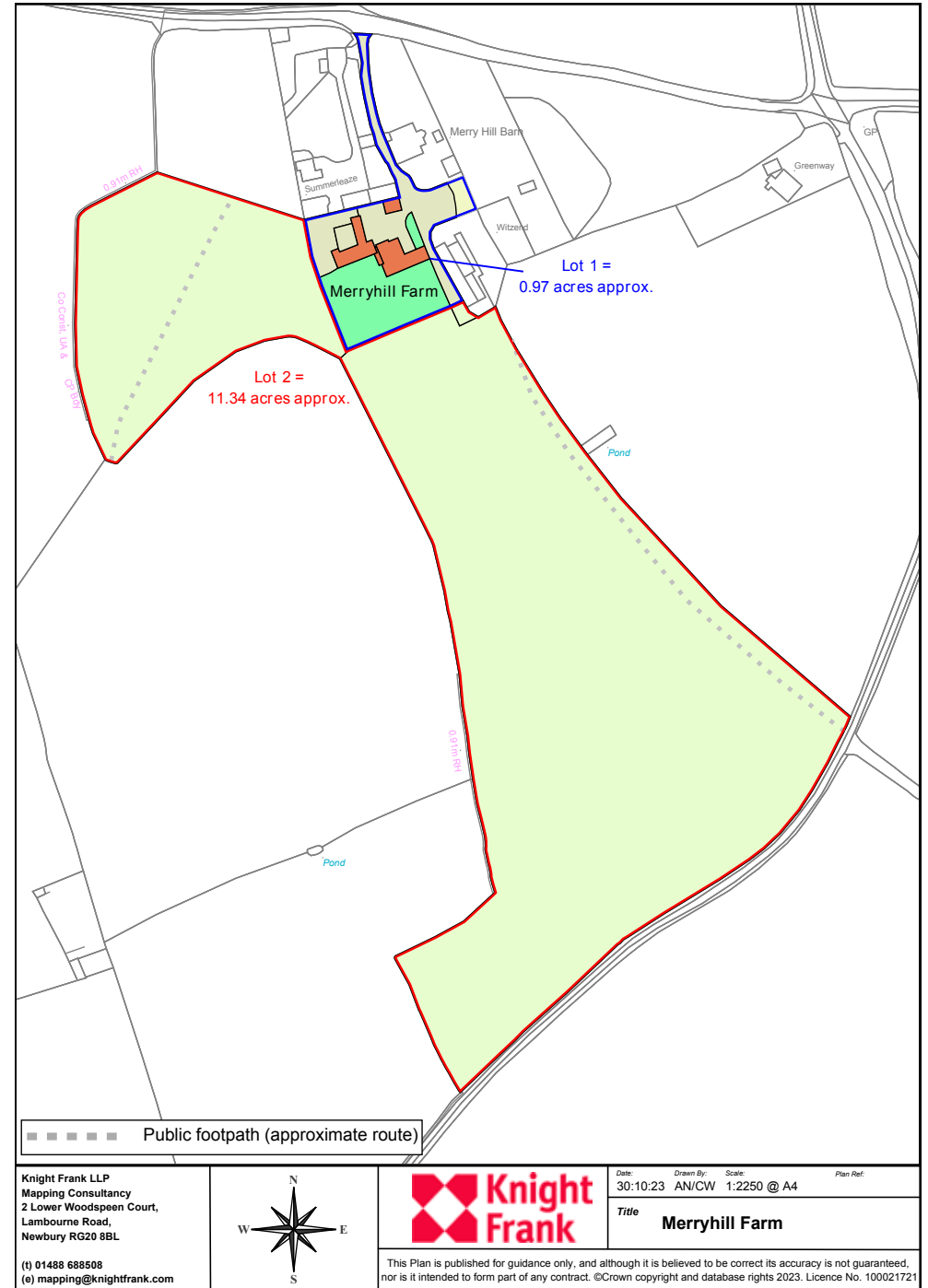
**Wing:** Electric central heating.

**Local Authority:** Bath and North East Somerset

**Rights of Way:** Lot II. A footpath crosses over the field following the east boundary.

## Viewings

By appointment through sole selling agent Knight Frank.





**Approximate Gross Internal Floor Area**

Main House = 301 sq m / 3,242 sq ft

Annexe = 112 sq m / 1,216 sq ft

Wing = 70 sq m / 762 sq ft

Garage (Incl. Carport) = 33 sq m / 356 sq ft

Barn = 51 sq m / 556 sq ft

Summer House = 130 sq m / 106 sq ft

Total Area = 577 sq m / 6,238 sq ft

(incl. areas of restricted height)

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.



**Knight Frank Bristol**

1 The Mall

Clifton, Bristol

BS8 4DP

[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more

Freddie Wright

0117 317 1997

[freddie.wright@knightfrank.com](mailto:freddie.wright@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 [March 2023]. Photographs and videos dated [March 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.