

# Court Farm

Preywater Road, Wookey, Somerset







An impressive Grade II\* former bishop’s manor house of historical importance with annexe, outbuildings and approximately 12 acres situated in a tucked away setting within the village.

4-6	4-5	5-7

Summary of accommodation

**Ground Floor:** Entrance hall | Drawing room | Sitting room | Family room | Study | Kitchen | Breakfast/dining room with Aga  
Cloakroom with shower | Boot room | Utility room

**First Floor:** Principal bedroom with en-suite shower room | 3 further bedrooms | Family bathroom

**Second Floor:** Attic room with natural light | Potential bedroom  
Adjoining workshop with studio above

Annexe

**Ground Floor:** Hall | Sitting room | Kitchen/conservatory style breakfast room | Bedroom | Shower room

**First Floor:** Bedroom interconnecting with dressing room

Outside


Paved garden | Sweeping long drive approach | Walled well established gardens | Meadow | Ancient orchard  
Horse paddock | Kitchen gardens | Detached substantial stone and tile 90’ barn | Detached 25’ store/former piggery  
Open fronted stone log store | Parking for a large number of vehicles


In all approximately 11.69 acres





# Situation

Court Farm is situated in a tucked away setting on the outskirts of the village centre, at the head of a long drive, facing south overlooking a meadow.

 The village of Wookey, not to be confused with Wookey Hole, is surrounded by unspoilt countryside of the Mendip Hills National Landscape.

 The village has a strong community. There are three public houses, a primary school, playing fields, 'Wookey Hub' café and farm shop, and a Grade I listed church.

 Wells, the smallest city in England, has the iconic Wells Cathedral, an excellent range of interesting shops, supermarkets including a Waitrose, cinema, leisure centre, restaurants, public houses, and doctor and dental practices.

 There is an excellent choice of private schools in the area including Wells Cathedral, Millfield at Street, Downside at Stratton on the Fosse, and a number of schools in Bristol and Bath. Wells has the highly regarded Blue Secondary School.



# Historical Note

Court Farm is of significant historical importance and was once a mansion owned by the bishops of Bath and Wells, Edward Seymour and King Edward VI. It is Grade II\* listed and all its land is a Scheduled Ancient Monument. The building dates from the 13th century and was built as an Episcopal Manor House by Bishop Jocelyn. The principal part is 15th century, with some remodelling in later centuries. It is one of Somerset's important houses and is mentioned by various architectural historians including Pevsner, in Buildings of England.

# Court Farm Today

Court Farm was bought by the present owners in 2011 when in need of updating. It has since been meticulously and painstakingly restored, inside and out, and has won Conservation and Buildings Preservation awards. Under the guidance of a conservation architect, only specialist craftsmen were used and attention to detail is of the highest level.

# The Property

The rooms are well proportioned and light with high ceilings. All period features are retained and include flagstone floors, beamed and cross beamed ceilings, stone mullion windows, window shutters, stone fireplaces, internal doors with arched stone surrounds and a magnificent stone carved archway leads from the dining/breakfast room into the kitchen.

The interior now is warm, friendly and very atmospheric. The drawing room is a striking room with a cross beamed ceiling and a log burning stove fitted in a wide stone fireplace.



The drawing room is a former bishop's parlour with moulded beams and large stone fireplace with log burning stove. The sitting room has a large fireplace fitted with a log burning stove and Georgian china cupboard. Both drawing room and sitting room face south and overlook the meadow. The very pretty Georgian panelled family room has a stone open fireplace and looks east over its lovely gardens. The dining/breakfast room with Aga links with the kitchen through a stunning stone archway, with the kitchen overlooking the garden.

On the first floor, the principal bedroom has an en-suite shower room and three of the four bedrooms face south overlooking the meadow, whilst the fourth bedroom has a pleasant outlook to the west. An attic room with windows, has scope to convert into further accommodation, subject to any necessary consents.

Adjoining the drawing room to the east is a former substantial farm building with cobbled ground floor, and staircase leading to a boarded first floor making it ideal for a studio, or conversion into further accommodation, subject to any necessary consents.

## Annexe

The very attractive annexe was converted to a high standard from an old stone farm building in 2015, the design of which blends contemporary with traditional. The ground floor has a sitting room with fireplace fitted with a log burning stove. The well fitted kitchen is open plan with a conservatory style breakfast/garden room, and there is a bedroom and shower room. The first floor has a further bedroom with a lovely outlook, and interconnects with a dressing room, or occasional bedroom with natural light. Outside is a paved garden which overlooks the grounds.







## Outbuildings

A superb and substantial 90' stone and tile part two storey barn with lock up storage area and workshop lies to the west of the house providing potential for further ancillary accommodation, home office, leisure complex or hobbies room, subject to any planning permissions. A stone open fronted outbuilding lies behind to the north. To the west of the drive is a 25' outbuilding, a former piggery, ideal for storage.

## Gardens and Grounds

Court Farm is situated at the head of a long sweeping drive and has a wide-open view over its meadow to the south, through which the mill stream runs. There are the remains of an ancient apple orchard. The walled formal garden lies to the east of the house with a view of the village church and has a south facing aspect. The garden is most attractively planted. There is level lawn, deep borders and inset beds well stocked with a variety of established flowering plants. There are many ornamental shrubs and trees, and dense well shaped yew hedges.

A variety of established trees including Ginkgo, Liquidamber, Magnolia, Copper Beech, Tulip, Medlar, Sweet Chestnut and Walnut, intersperse the grounds creating an almost park-like setting.

Behind the house is a kitchen garden, and a further larger kitchen and flower garden with raised beds and pathways lies to the west of the drive.





FLOORPLAN

Approximate Gross Internal Floor Area

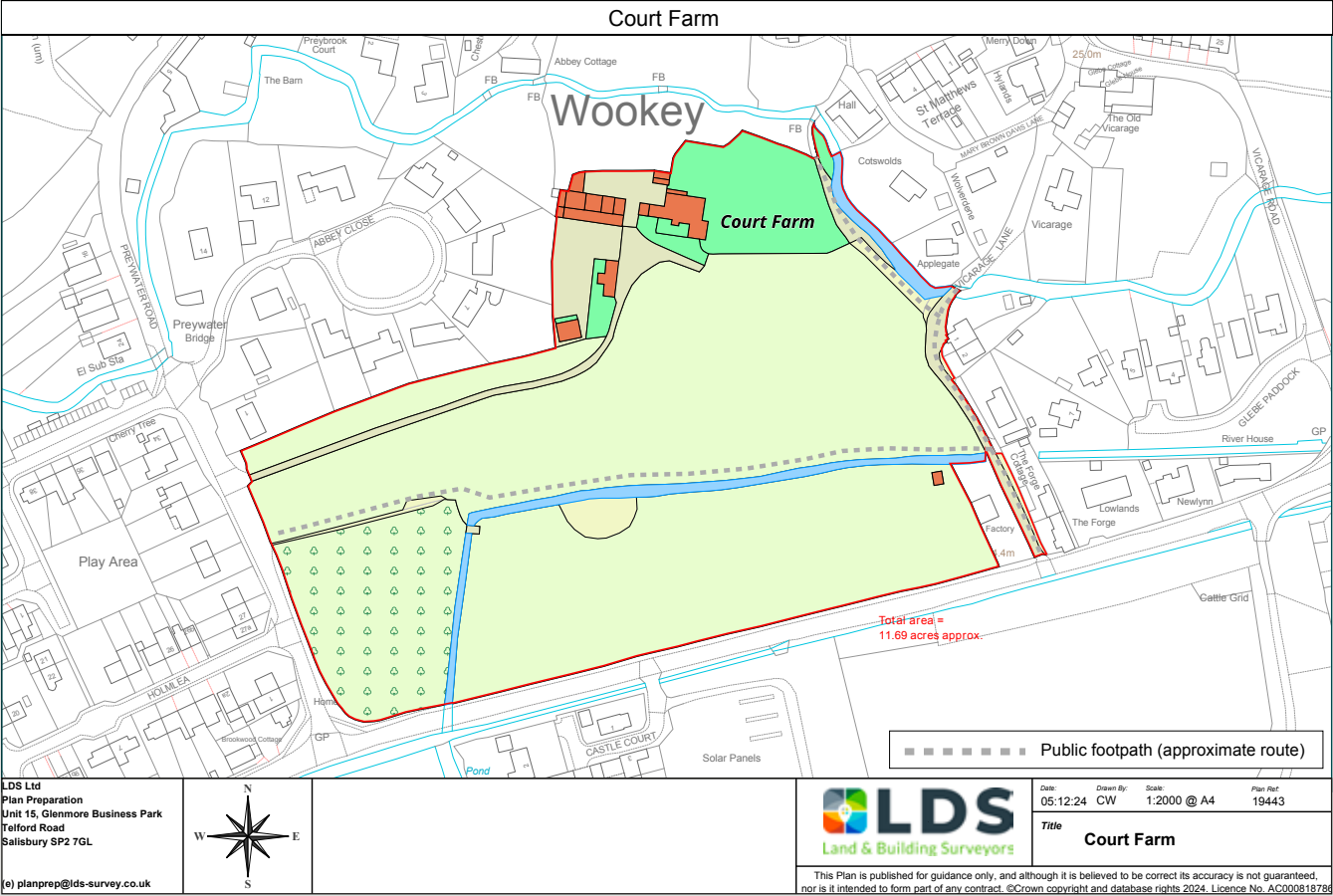
Main House: 450 sq m / 4,843 sq ft

Annexe: 106 sq m / 1,140 sq ft

Outbuildings: 501 sq m / 5,392 sq ft

Total: 1,057 sq m / 11,375 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.



Rights of Way

There are two footpaths as indicated on the site plan.

In all the property extends to approximately 11.69 acres

Property Information

**Tenure:**

Freehold

**Guide Price:**

£1,950,000

**Local Authority:**

Somerset Council tel 0300 123 2224

**Council Tax:**

Band G

**Services:**

Main water, drainage and electricity connected. Oil fired central heating to Court Farm and The Annexe. Electric 30 amp night storage Aga. Broadband provided by Truespeed. EV charging point.

**Directions:**

When driving along Preywater Road from the village centre direction, the entrance to Court Farm is seen towards the end of the road on the left-hand side.

**Viewings:**

Strictly by prior appointment with the agent.



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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.

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