

Hopedene

Sparrow Hill Way, Upper Weare, Somerset



An attractive 18th century house with attached cottage, paddock and hard tennis court, surrounded by glorious countryside and views across to the Mendip Hills

Bristol 20 miles | Wedmore 4 miles | Axbridge 3 miles | Cheddar 6.5 miles | M5 J(22) 8 miles
Worle Rail Station 8 miles | Bristol Airport 13 miles (Distances and times approximate).



Summary of accommodation

Main House

Ground Floor: Entrance hall | Sitting room | Dining room | Games/garden room | Breakfast kitchen
Rear hall | Cloakroom | Utility room

First Floor: Principal bedroom with en suite dressing room and bathroom | 2 further bedrooms and bathroom

Second Floor: Bedroom 4 with en suite bathroom | Gym/office/bedroom 5

Annexe

Ground Floor: Entrance lobby | Kitchen | Living Room | Study | Dressing room/studio | Bedroom 1

First Floor: Sitting room | Bedroom 2 | Bath/shower room

Garden and Grounds

Lovely south and west facing gardens | Orchard | Barbecue | Hot tub | Tennis Court
Parking | Double carport | Stone and tile outbuilding | Generous parking | Annexe garden

In all about 3.35 acres

Additional adjoining pasture of 5.82 acres is available by separate negotiation.



Situation

(Distances and times are approximate)

Hopedene is situated in a slightly elevated and peaceful setting surrounded by unspoilt countryside, with views extending across to the Mendip Hills. Upper Weare is a small village with a strong community. It has a church and a primary school.



The sophisticated village of Wedmore is only four miles where there is a wide variety of shops, the Borough Mall and public houses. There are a number of sports clubs.



There is an excellent choice of private schools in the area including Wells Cathedral, Millfield at Street, and Sidcot Quaker School at Sidcot. Secondary schooling is also available at the well-respected Hugh Sexey Middle School at Blackford and Kings of Wessex Academy at Cheddar.



The area is well served for sporting activities with walking and riding on the Mendip Hills, sailing on Cheddar reservoir, fishing and sailing on Chew Valley Lake, and fishing on Blagdon Lake. Golf is available at Wedmore, and Burnham & Berrow golf club.



The Property

Hopedene is a charming property with warmth and atmosphere. It has an adjoining two bedroom self-contained cottage with parking and garden, and can be accessed internally from the main house, if necessary.

The present owners purchased the property in 2015 when in need of considerable modernisation. Alterations to the ground floor were also carried out. Several features of the period are retained including original flagstone floors, window seats and beamed ceilings. A superb bespoke craftsman-built kitchen was installed with integrated appliances, together with an island breakfast unit. Bathroom and shower rooms were replaced at the time, and a biomass boiler providing the central heating, installed.

The rooms are well-proportioned with comfortable ceiling heights. The breakfast kitchen and sitting room have a lovely outlook over the delightful south facing gardens.

The sitting room is a particularly charming room with a large inglenook fireplace fitted with a log burning stove. The games/garden room with vaulted ceiling has a corner log burning stove, and bi-fold doors open to the garden. On the first floor, the principal bedroom has an ensuite dressing room and bathroom. There are two further bedrooms and family bath/shower room. The second floor has a fourth bedroom and an excellent office/gym with vaulted ceiling.

Hopedene Cottage

Hopedene Cottage is self-contained and has a front south facing garden, and parking spaces at the entrance. The cottage is well presented with the sitting room located on the first floor taking advantage of the superb view over open countryside. The ground floor has an open plan kitchen/ living room with inglenook fireplace and French doors open to the south facing garden. There is a bedroom, study, dressing room/studio and cloakroom. On the first floor is the sitting room, second bedroom, and bath/shower room.

Outside

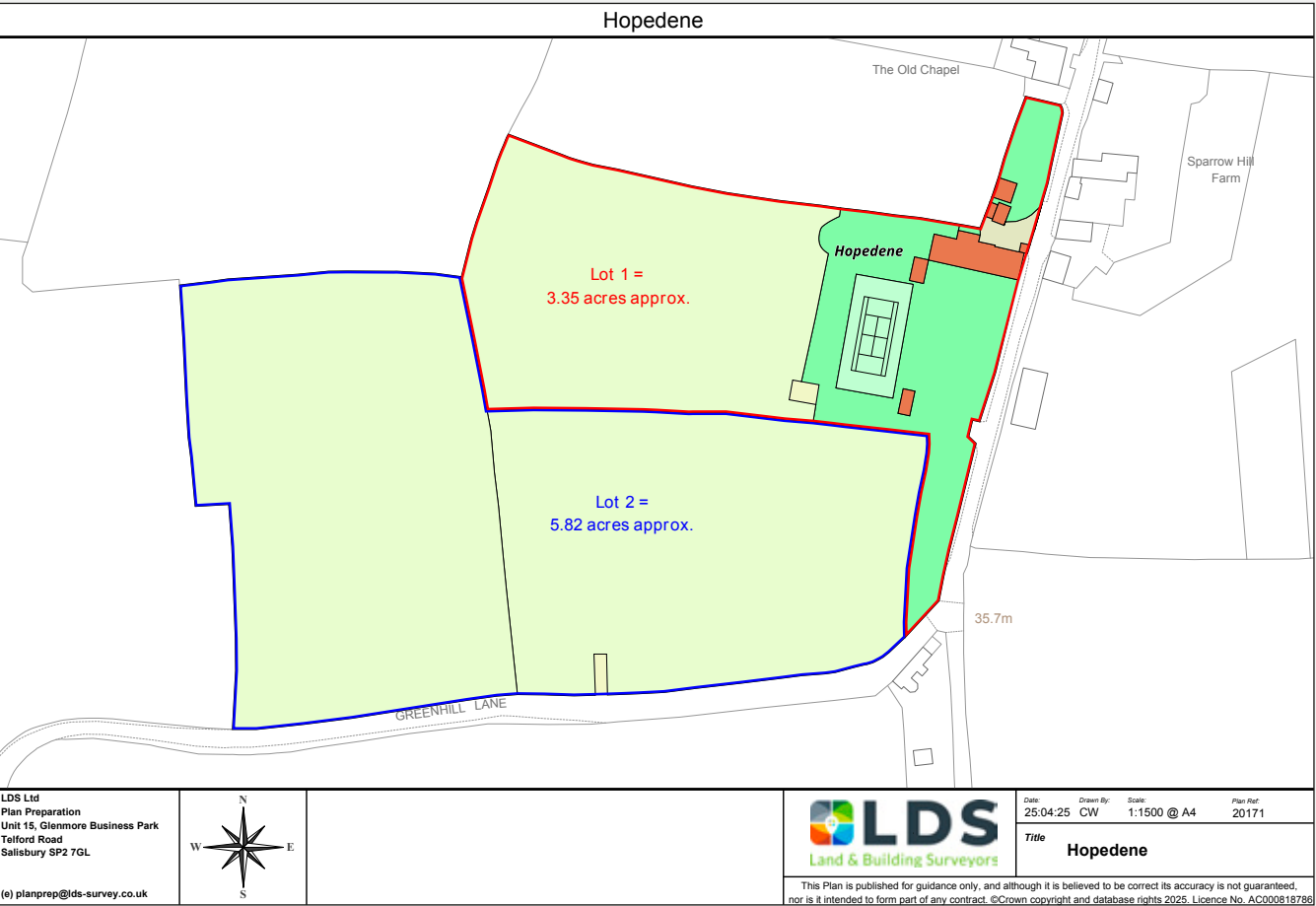
Hopedene is approached over a drive leading to a parking area, and a double car port. A single garage houses the biomass boiler with hopper. There is also a further useful garden shed.

To the west, outside the garden/games room, is a paved area of brick herringbone design with built in barbecue, pond and water feature, raised decking with hob tub, in all making it an ideal area for entertaining. There is an outdoor shower. Beyond is an attractive garden with an expanse of lawn and deep shaped herbaceous borders.

The front garden is a delight with shaped well stocked borders, inset beds, lawn and a fig tree against a high stone wall. A timber trellis archway opens into a mixed orchard with apple, pear, plum, and cherry.

A stone and tile detached outbuilding lies to the south, and along the eastern boundary is a small copse, and vehicular access to the adjoining land.

A hard tennis court lies to the south, facing west, beside the garden.



The Land

A field of approximately 2 acres adjoins the west facing garden and has vehicular access from the lane.

In all the property extends to 3.35 acres.

Additional Land available by separate negotiation

A further 5.82 acres adjoins the property to the south facing west. Access to the field is both from the property or from Greenhill Lane.

Property Information

Tenure: Freehold

Services: Main water and electricity connected. Private drainage. Biomass boiler supplies the central heating to Hopedene and Hopedene Cottage. Double glazed windows. Broadband provided by Vodafone.

Local Authority: Somerset Council 0300 123 2224

Council Tax: Band G

EPC: F

Guide Price: £1,395,000

Directions (BS26 2LN): When in Sparrow Hill Way from the Notting Hill Way direction, drive for about 0.75 miles. Hopedene House is seen on the right-hand side.

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area

Main House = 335 sq m / 3,605 sq ft

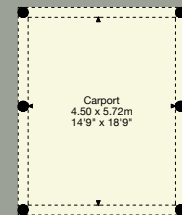
Annexe = 146 sq m / 1,571 sq ft

Outbuildings = 41 sq m / 414 sq ft

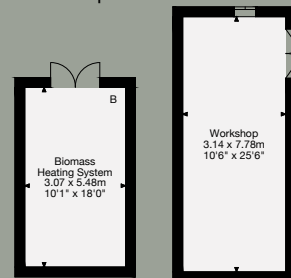
Total Area (Excl. Carport) = 522 sq m / 5,590 sq ft

Carport = 25 sq m / 269 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.



Carport



Outbuildings

Bristol

1 The Mall

Clifton

BS8 4DP

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

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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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Particulars dated April 2025. Photographs and videos dated April 2025.

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