



Symonds
& Sampson

Overleigh Farm

Overleigh, Street, Somerset

Overleigh Farm

Overleigh
Street
BA16 0TR



2.82 acre(s)



4



2



3

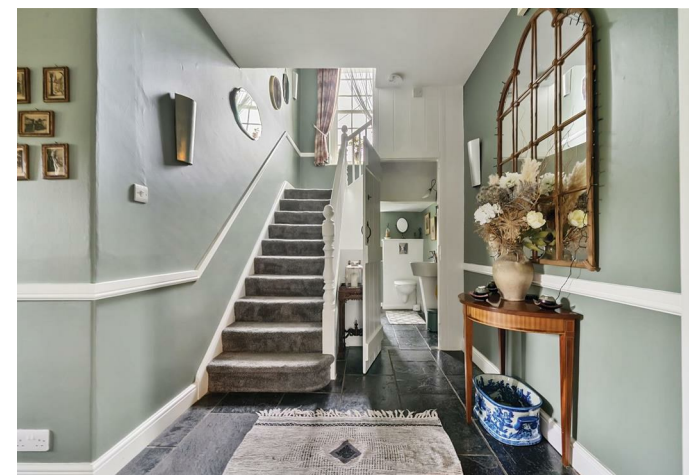
- Fabulous Detached Farmhouse
 - 2.82 Acres in Total
 - Private/Secluded Gardens
 - Car Port & Ample Parking
- Detached Annexe/Ancillary Garden House with Kitchen & Shower Room
 - Full Of Character
- Nestling in a Quiet Location
- Literally Minutes From Millfield School

Guide Price £1,250,000

Freehold

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THE PROPERTY

A very attractive former farmhouse nestling in this leafy lane area of Overleigh, within walking distance of Millfield. This beautiful home, accessed via a sweeping driveway, has been cared for internally and externally by the current owners to provide a wonderful home that ticks all boxes equally for families, retirees, and professionals alike. The property sits in its own grounds totalling 2.82 acres, which includes well-kept cottage gardens, lawns, ample parking, double carport, space to house boats/caravans, a vegetable garden and its own paddock of approximately 2 acres.

The property exudes character and charm and has a wonderful calming atmosphere enjoying many period features including dado rails, antique style radiators, tiled and exposed timber floors, high ceilings (both ground and first floor bedrooms), high vaulted ceiling to the kitchen/breakfast room together with lovely fixtures and fittings to the kitchen and bathrooms required for modern life.

ACCOMMODATION

The accommodation comprises a lovely entrance reception hall, cloakroom/wc, sitting room with woodburner and fireplace, study/snug, dining room with an adjacent family room with French doors to the garden, open aspect to a fabulous kitchen/breakfast room, large utility room, first floor landing, main bedroom with a beautiful wooden four poster bed (available by separate negotiation), open plan en suite bathroom with separate wc, two further double bedrooms and a large shower room.

SERVICES

Mains water, electric, drainage and gas. Gas-fired central heating via radiators.

Broadband - Ultrafast broadband is available.

Mobile signal/coverage - Available both indoors and outside (Information from Ofcom <https://www.ofcom.org.uk>)

MATERIAL INFORMATION

Overleigh Farm is NOT listed but is in a conservation area.

Flood Risk: Very Low

Council Tax Band: D







OUTSIDE

The eastern entrance (via Burleigh Lane) is a sweeping stone/gravel driveway with iron gates and the paddock adjacent to the right, and leads around passing the vegetable garden to the DOUBLE CARPORT, together with ample parking and an enclosed area ideal for a caravan/boat, etc.

Attractive cottage-style gardens lie to the sides and front of the house. To the western boundary, there is a high blue lias stone wall together with pleached hornbeams, a lawned garden, a well, a summerhouse and access gates. Pathways lead to the front with

primrose lawns and access to the main garden.

There is a slate laid area with a stone storage outbuilding and a covered porch with door to the kitchen.

The main garden is a delight, well-kept lawn with deep flower/shrub beds and borders, a pond, a wood store and a variety of young and mature trees and bushes providing total privacy and seclusion. Three-quarters along the garden is a DETACHED ANNEXE/GARDEN LODGE with a kitchen area, separate shower room and sliding doors and windows overlooking the gardens. To

the rear of this is a further area of low-maintenance gardens, greenhouse, water tap and access to the SEPARATE VEGETABLE GARDEN with raised beds and an orchard area.

THE Paddock

This area measures approximately 2 acres and is bounded by natural hedging all around, together with a number of tulip trees.

SITUATION

This beautiful former farmhouse nestles in a very quiet lane in the hamlet of Overleigh (on the edge of Street) in a semi-rural position adjoining its own paddock to the north and neighbouring



orchards/paddocks to the south, views to Glastonbury Tor and enjoys an unusual position being very private yet within walking distance of the town and amenities.

Street, a small town of Roman origins, offers a comprehensive range of day-to-day amenities including shops, supermarkets, restaurants, a bank and of course the Clarks Village outlet. It is also the home of Millfield School (but a stone's throw away). Slightly further afield is the medieval town of Glastonbury, steeped in history with its diverse array of shops and home to the world

famous music festival and Glastonbury Tor.

Just 5 miles from Glastonbury is Wells, which is the smallest city in England (population 10,000). Its centre is the marketplace (local markets twice a week) surrounded by many medieval buildings, including the Cathedral and moated Bishops Palace.

The region is renowned for its schools, both state and private, with Millfield at Street, Wells Cathedral School, The Taunton and Bath schools, King's Bruton, All Hallows and Downside all close by.

Convenient transport links nearby include the A303, providing access to the South West and London via the M3. The M5 provides access to both Exeter, Bristol and beyond. Bristol and Exeter international airports are accessible by car. For those preferring rail travel, the mainline train service to London Paddington is approximately 1hr 45 minutes and can be accessed via Castle Cary train station, about 13 miles away.

DIRECTIONS

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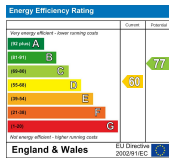
Overleigh Street

Approximate Area = 2273 sq ft / 211.1 sq m (excludes carport)

Outbuilding = 341 sq ft / 31.6 sq m

Total = 2614 sq ft / 242.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1276570



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