

Old Rectory Farm

Lympsham, Somerset





Old Rectory Farm
Rectory Way, Lympsham
Somerset
BS24 0EN

A quintessential (non-Listed) former farmhouse, being sold for the first time in 30 years. Surrounded by beautifully mature level gardens, this is a rare opportunity not to be missed.

Ground floor

Feature entrance vestibule, reception hallway, drawing room, sitting room, dining room, kitchen/family room, study/snug, utility/boot room, cloakroom, pantry, store.

First floor

Feature landing with tower room

Master bedroom with en-suite bathroom & walk in dressing room, four further double bedrooms, family bathroom, second en-suite shower room, gym.

Large loft with potential for further accommodation or superb storage

Outside

Original brick-built outbuilding, garden shed, ample parking and turning space for several vehicles.

Mature gardens with many specimen trees, large level lawn gardens to the front side & rear, inner courtyard, paved terraces

3750 sq. ft – 348.40 sq. m

Price on Application



Lympsham offers many amenities to include a village shop with post office, a licensed sports club, tennis courts, cricket, livery stables and the parish church of St Christopher's. The location offers an excellent range of schools both state and private to include Lympsham First School, Hugh Sexey Middle School, Kings of Wessex Academy and Millfield to name but a few.

The village lies east of the M5 and makes easy access for the commuter via Junction 22 to connect you to many destinations. Bristol Airport is approx. 17 miles Weston Super Mare Train station is approx. 5.6 miles with its fast train service to London.

Accommodation:

Old Rectory Farm is believed to date back to 1715 with extensions in 1866 and has been much loved and cherished by the present owners for 30 years. This handsome (non-listed) detached stone-built house retains a wealth of period features to include stone mullion & sash windows, working shutters, window seats, flagstone and parquet flooring, an elegant staircase, high ceilings throughout, working fireplaces.

The imposing castellated parapet with its central tower and Gothic Revival arched vestibule leads to the reception hallway. The four large receptions include the impressive 22' x 18' drawing room with a beautiful carved stone open fireplace and dual aspect windows enjoying views over the gardens, a door leads thru to the 21' x 18' sitting room (previously was an annex and has concealed plumbing and separate access). The dining room features a working fireplace, parquet flooring and dual aspect windows with window seat, a door leads thru to the 24' x 18' kitchen/family room with ample wall and floor units and a gas Aga. Adjacent is the utility/boot room with access to the garden. A charming 14'6' x 11'2' study/snug with open fireplace and a useful cloakroom completes this floor.

The first floor via an elegant staircase with a mahogany handrail rises to the spacious landing that features the tower room and a gym room. The five double bedrooms can be found to include a large master suite with walk in dressing room and en-suite shower room, a guest bedroom with en-suite and a contemporary family bathroom to serve the three further bedrooms.





Outside:

Old Rectory Farm is approached via double gates that lead to the ample off-street parking and turning space for several vehicles. There is an expanse of beautifully manicured level lawns to the front, side and rear with deep shaped flower and shrub borders with a variety of evergreens and specimen trees to include two Magnolias and Cherry blossom, the fruit trees include Fig, Quince, Plum and Olive. There is an original brick-built garden/wood store and a useful shed. To the rear of the house an arched wrought iron gate leads to a secluded level terrace and inner courtyard which leads to a further lawn, fully enclosed by high walls making this safe for pets and children and excellent alfresco dining all year round.

Viewing Strictly by Appointment

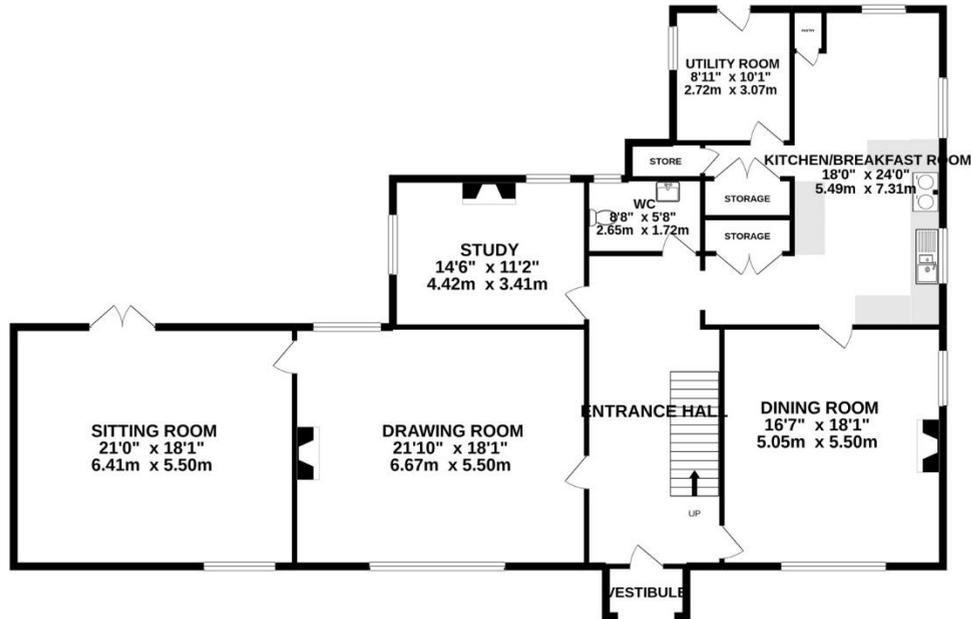
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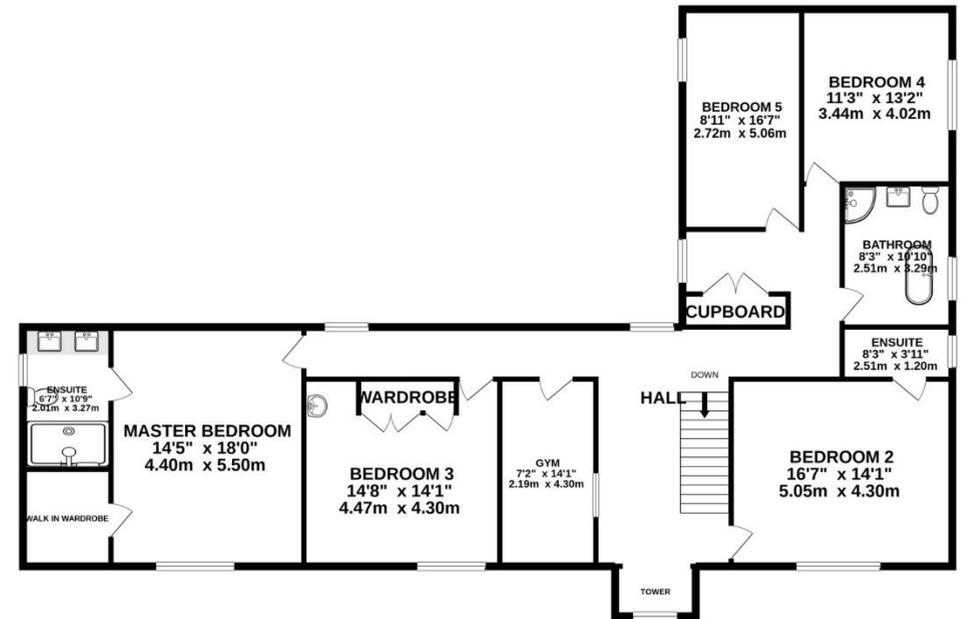
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GROUND FLOOR
1987 sq.ft. (184.6 sq.m.) approx.



1ST FLOOR
1763 sq.ft. (163.8 sq.m.) approx.



TOTAL FLOOR AREA : 3750 sq.ft. (348.4 sq.m.) approx.



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