

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



THE STABLES, HUXHAM FARM, EAST PENNARD, SOMERSET BA4 6RP



**THE STABLES,
HUXHAM FARM, EAST PENNARD, SOMERSET BA4 6RP**

Wells 10 miles, Castle Cary 6 miles, Glastonbury 8 miles, Bristol 26 miles, Bath 23 miles, Yeovil 16 miles, A303 8 miles.

A most appealing rural property in a small, quiet hamlet between Glastonbury and Castle Cary. It combines a large barn conversion, stabling, barns and about 2 acres of land.

The Stables comprises a major part of the original farmstead which has been developed by the current owners and their family in recent years.

The generous accommodation includes a hall, cloakroom, sitting room and a splendid 38ft. plus open plan kitchen/dining and living room with a high vaulted ceiling.

In addition, there is a utility room, study (potential 5th bedroom), 4 bedrooms, bathroom and 3 shower rooms.

Outbuildings include a triple garage, barns and a stable yard.

Guide Price £1,000,000.

Location

Huxham is an idyllic small rural hamlet of just a few farmhouses, barns and cottages with no through traffic. It lies well away from busy roads but with good access to Wells and the surrounding towns including Glastonbury, Street, Shepton Mallet and Castle Cary.

The Farmstead

Huxham Farm enjoys a quiet setting and is currently owned by members of one family. It has been developed to provide 4 separate and very individual properties with several having been let as holiday homes in recent years. The owners and vendors of the Stables are now selling and extending one of the other houses as their new home.

The 4 houses are grouped together, and all have their own different identities, characteristics and boundaries. They also share certain communal areas. The Stables has gardens, yards and land and the boundaries are edged in red on the plan. It enjoys the use of communal areas shown edged in light green on the plan.





Description

The house is a barn conversion and has such characteristics enhanced by high pitched and vaulted ceilings, exposed beams, oak timberwork and good quality stonework. These are complemented by 5 bath or shower rooms, a well-equipped kitchen and oil fired central heating with under floor heating on the ground floor and radiators on the first floor. A noteworthy feature are the various French windows which give good, direct access to the gardens.

The front door opens to an entrance hall with a cloaks cupboard (space for boots and coats), a cloakroom and a boiler room. The hall opens into a large, impressive dining hall with oak pillars and a staircase which rises to a galleried landing with a pitched ceiling with exposed beams.

A wide archway opens into the sitting room which has an inglenook fireplace with a wood burner and also French doors to a courtyard.

A small inner hall leads to a study and a ground floor bedroom with a full en suite shower room.

The heart of the house is the large open plan kitchen/dining/living room which has a tiled floor, a high vaulted ceiling and a triple aspect with 2 sets of double French doors which open to a large, paved garden terrace.

The kitchen area is well arranged with plenty of units, a central island, granite work surfaces and appliances including a range cooker, an extractor, dishwasher and a large, combined fridge/freezer.

There's plenty of space for a dining table and chairs and beyond is a living room area with space for sofas and with a fitted wood burner.

Off the kitchen is a utility room with a sink, cupboards and space and plumbing for a washing machine and dryer.

First floor

On the first floor the main bedroom has an en suite shower room and adjacent is the family bathroom with an oval bath, wc and twin basins. There are two further bedrooms, each having en suite shower rooms.

The bedrooms are all a good size and two have Juliet balconies. Also on this floor is a small room useable as a study or a store.

Outside

A drive leads from the lane into the homestead and to a shared communal parking area. The Stables also has its own parking yard flanked by a triple garage with 2 open car ports and one fitted with double doors.

Pathways pass a small lawned garden and lead to the entrances and to a large, paved terrace which wraps around two sides of the house. This is bordered by a lawned garden.





Beyond the garage a gate opens to the fenced stable yard with an L shaped range including 4 loose boxes, tack room and stores. Adjacent are two large barns with a lean-to. In front of the stable yard is a small paddock and on the far side of the barns is a meadow of towards one and a half acres.

On the far side of the homestead is a large partly cobbled courtyard and part is within the ownership of the stables with the majority of the area shared. There is vehicular access from the lane.

Other points

Freehold. Not listed. EPC rating Band D

Mains water and electricity. Private shared digester drainage system. Oil central heating. LPG bottles connected for cooker.

The boundary indicator is believed to be generally correct but may vary in some details. The detailed land registry plan will be available upon request. The communal are indicated includes a right of way linking the main communal area, through the adjoining property to the cobbled courtyard.

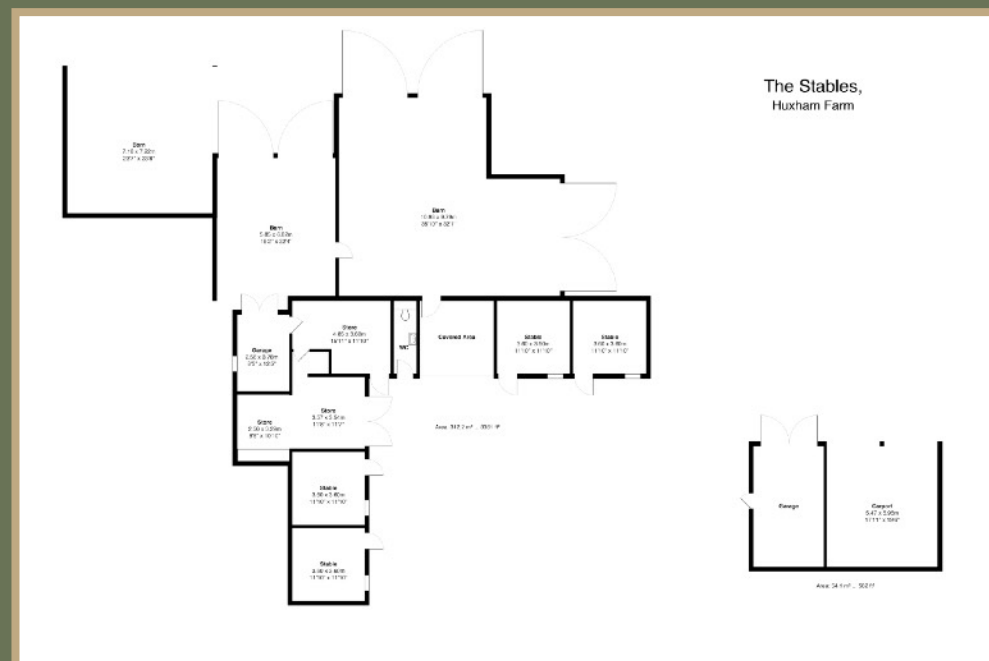
About the area

Huxham Green is a small, quiet hamlet between Wells, Glastonbury and Castle Cary.

Wells is the smallest city in England (population 10,000) lying in beautiful countryside between the Somerset Levels and the Mendip Hills. There is a central marketplace (local markets twice a week), many medieval buildings including the Cathedral and moated Bishops Palace, a small but busy local shopping centre and a broad range of societies and activities.

Glastonbury's past and its present are linked with its dominant landmark, the Tor. It's been a religious centre from the times of legends. A Celtic monastery evolved into one of England's wealthiest and most influential abbeys. The town grew up alongside the Abbey and is now a thriving market town and a major tourist venue. Medieval Glastonbury - designated a conservation area - clusters around the evocative ruins of the Abbey. Castle Cary is another delightful and historic town which lies to the east, and which has a main line train station to London.

There are facilities and amenities in the surrounding towns to suit most needs and excellent state and independent schools including Strode College, Millfield, Wells, Cathedral, Hazelgrove, All Hallows, Downside, Sherborne and the Bruton schools.

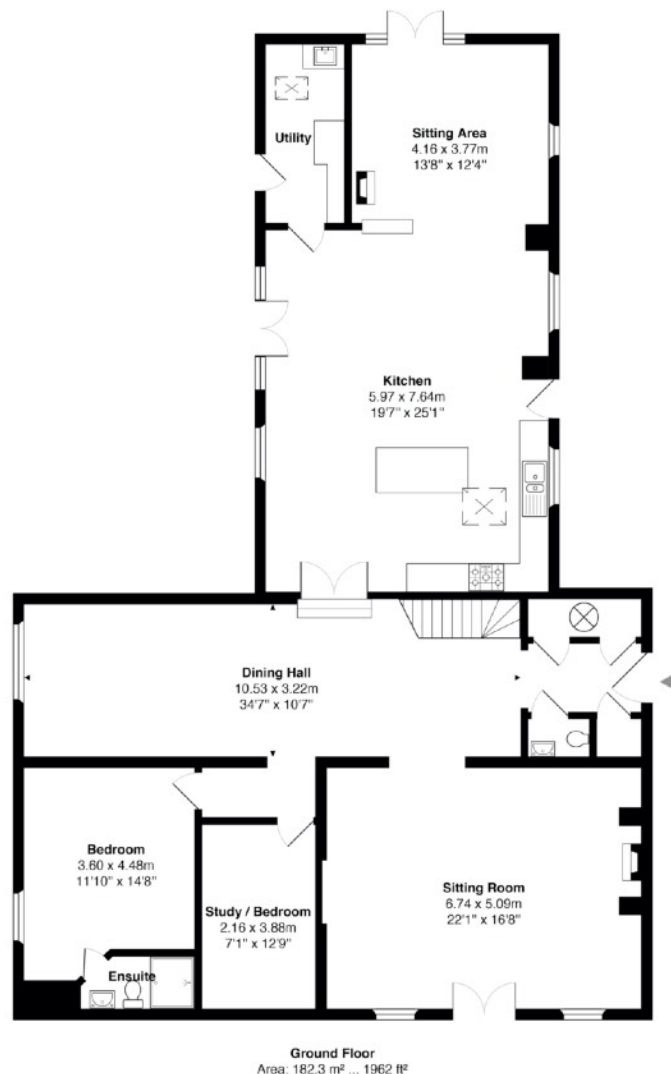


Directions. BA4 6RP

From the Podimore roundabout on the A303 take the A37 northwards for about 8 miles to the Wraxall crossroads with the (closed) Queens Arm pub and the turning to Ditcheat on the right.

At the crossroads take the road westwards – left.

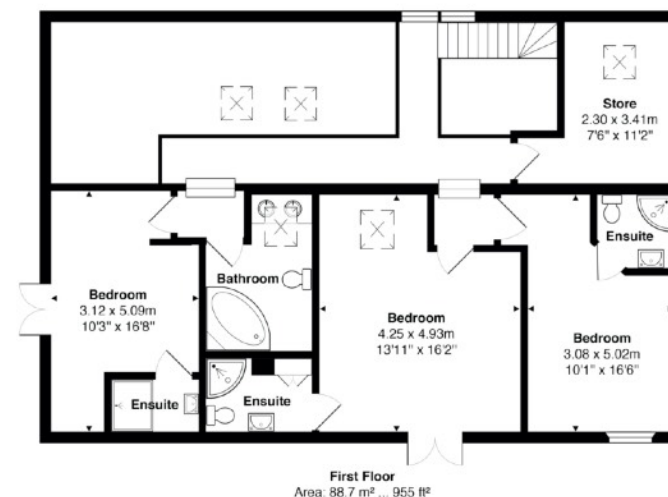
Continue for a few hundred yards and take the first turning left. Continue towards the hamlet of Huxham and the entrance will be found on the right hand side.



The Stables, Huxham Farm



Approximate gross internal floor area of main building - 271 m² / 2,917 ft²



IMPORTANT NOTICE - Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

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