

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



KNYFTONS FARM, OLD DITCH, WESTBURY SUB MENDIP, BA5 1HN



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Summary

A stunning, historic village house in a quiet, peaceful setting near Wells, having great accommodation and beautifully landscaped gardens and grounds.

Knyftons farm is believed to be of at least medieval origins, retains Elizabethan details with later Georgian, Victorian and contemporary works.

The accommodation of about 4,000 sq.ft. includes a hall, 3 reception rooms, a splendid, vaulted kitchen, cloakroom, utility room, fridge room, 6 bedrooms, 4 bath or shower rooms and a loft storage room.

Close by is a workshop and stores (560 sq.ft) with scope for extension and conversion, subject to obtaining consents.

The mature gardens, formal and informal, are exceptional, very private and skilfully landscaped. In addition, there are an orchard, kitchen garden and a wilding area. In all about an acre.

Guide Price £1,575,000

Location

Westbury-sub-Mendip is a village with a population of about 800, situated on the southern slopes of the Mendip Hills, half-way between Wells and the world-famous Cheddar Gorge. The village has a good community with many societies and organisations, a pub, village stores and post office and not least an excellent primary school.

For more information on the village go to www.westbury-sub-mendip.org.uk
Historic note.

The name derives from the family known to date back to the era of Edward Longshanks with later links to the villages of Westbury sub Mendip and nearby Rodney Stoke.

Description

Knyftons Farm is in a quiet, peaceful setting in the village approached from a small lane. The house stands back from the lane behind a delightful, west facing mature garden and high stone walls. On the northern side is a wide cobbled drive providing parking in front of the side hall.

(The property also adjoins Drapel Lane on the eastern boundary which can provide further parking if required.)

The house has been extensively restored and improved. It was rewired and replumbed in 2000, reroofed in 2005 and when necessary, structures have been replaced and enhanced.





Details include flagstones, oak and elm timberwork, crossbeam ceilings, roof rafters, mullioned windows and stone fireplaces. These are complemented by contemporary benefits including an Aga, gas central heating (underfloor and radiators) and an excellent kitchen and bathrooms. All combining seamlessly and resulting in great charm and character.

Accommodation

The main approach is through the walled garden and to substantial front door which opens into the reception hall which has flagstones, bookshelves, picture lights and a Jetmaster fireplace. Adjoining is the splendid 30ft drawing room with elm beams, flagstones, stone window seats and a massive stone fireplace with a raised hearth. At the other end of the room are bookshelves flanking a discrete doorway into a small storeroom.

(This room was part of the original Somerset longhouse with a cross passage hall and remaining groove and dowel holes for the plank and muntin screen. Elm beams remain and a small window to the right of the fireplace is an original exterior window aperture.)

Double doors lead to a hallway and through into the very impressive, again 30 ft., kitchen & breakfast room. This has flagstones, stone window cills and a high vaulted ceiling and roof lights which with the three large windows flood the room with sunlight. There's a good range of fitted units, granite worksurfaces, a double ceramic sink, tiling and a gas fired Aga with side electric module. A door leads into a refrigerated larder with granite shelving. A doorway leads to a northwest sidehall with store cupboards and a staircase to a bedroom with an en suite shower room.

The rear hall leads from the kitchen, past the cloakroom to the dining room which has flagstones, window shutters and store cupboards. Beyond is a large utility room with cupboards and in previous times a dairy and pump room for the well.

First floor

A spiral staircase on the original newel has lower replaced oak lower treads and upper treads faced with oak on existing elm baulks. It leads to a galleried landing with bookshelves and a large bedroom with fitted wardrobes. Adjacent are a bathroom and a shower room.

Also off the landing are three other bedrooms.

The staircase continues to the second floor and the main bedroom. This has oak floorboards timbers in a vaulted ceiling. It also has an en suite bathroom which gives access to a loft storage room.

Gardens

The gardens are simply superb and wonderfully landscaped.

The walled garden at the approach to the house combines paved and cobbled pathways, climbing roses, wet areas with ferns and gunnera and various trees including fig, cherry, holly, willow and yew.





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On the far side of the house is a lawned garden with box hedges, lime trees, paved terraces, a gently sloping walkway beneath a covered pergola and a workshop with steps to a terrace above.

N.B. The workshop has potential for development to other uses subject to all and any necessary consents.

Continuing through the gardens are other “rooms”, all beautifully planned and planted and each with its own style. Beyond is an orchard, a vegetable and fruit garden and a wilding area leading to a quiet village lane.

Within the gardens are a greenhouse and garden sheds.

Other points

Freehold. Not listed and within a Conservation area. Mains water, electricity and drainage. EPC rating 55 Band D. Council Tax Band F.

About the area

Wells is the smallest city in England (population about 11,000) lying in beautiful countryside between the Somerset Levels and the Mendip Hills – an Area of Outstanding Natural Beauty. Wells medieval centre has local markets twice a week, good restaurants, a thriving high street and many important ancient buildings, including the Cathedral and moated Bishops Palace and gardens. There are four major supermarkets on the edge of the city. Wells Leisure Centre has the usual facilities of gym and swimming pool to add to Wells Rugby Club, Tennis club, Bowling club and Golf course. Throughout the year Wells hosts festivals for Music, Literature, Art and Food, and has twinned links with Burgundy, the Rhineland and Northern Italy. There are many societies and clubs for those who would like to join a diverse social community.

The major towns of the area, Bristol, Bath, Taunton and Yeovil are all within commuting distance. There are excellent state & independent schools in the area which include several good primary schools, Wells Blue School (catchment area), Wells Cathedral School, Downside, Sidcot, All Hallows and Millfield.

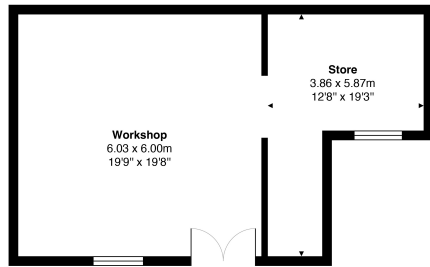
Wells is a transport hub for bus services, including daily services to London. Main line trains run from Castle Cary and Bristol International Airport is 35 minutes' drive away.

There's an active country community with continuing festivals, agricultural shows and rural pursuits which have continued for many generations.

Directions

From Wells follow the A371 towards Cheddar and on reaching the village of Westbury Sub Mendip continue past the Westbury Inn on the right and then take the second turning on the right past the village school into the Square. Continue to the left and Knyftons Farm will be found after a few hundred yards on the right.



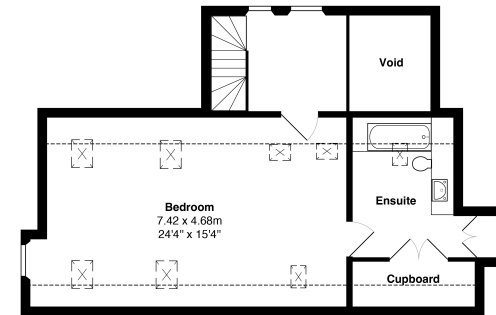


Area: 52.4 m² ... 564 ft²

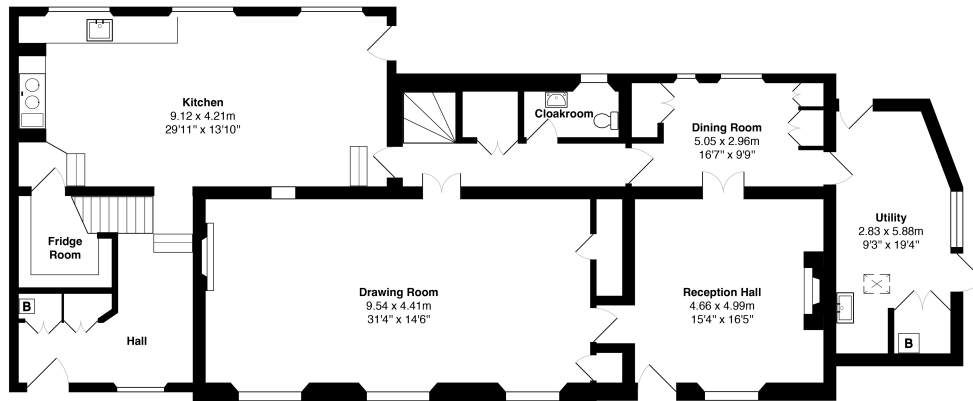
**Knyftons Farm,
Westbury Sub Mendip**



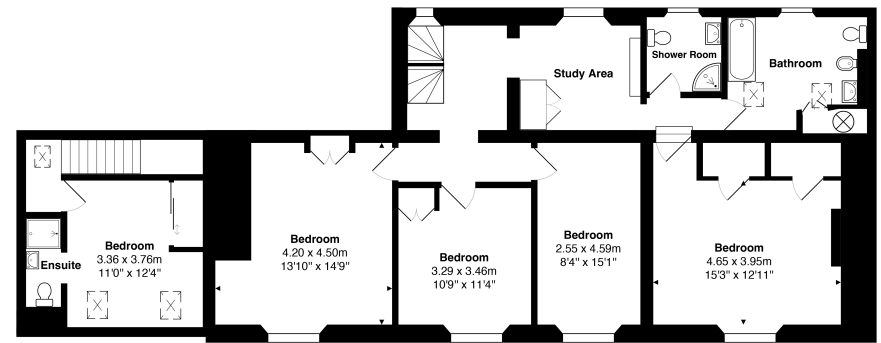
Approximate gross internal floor area of main building - 367.3 m² / 3,953 ft²



Second Floor
Area: 58.2 m² ... 626 ft²



Ground Floor
Area: 180.1 m² ... 1939 ft²



First Floor
Area: 129.0 m² ... 1388 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.

