

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



UPPER MILTON FARM, UPPER MILTON, OLD BRISTOL ROAD, WELLS, BA5 3AH



**UPPER MILTON FARM,
UPPER MILTON, OLD BRISTOL ROAD, WELLS, BA5 3AH**
Wells 1.5 miles, Bristol Airport 15 miles, Frome 16 miles, Bristol/Bath 20 miles.

A versatile rural property with 5 bedrooms, a 2 bedroom annexe, a self-contained studio, outbuildings, idyllic walled gardens, orchard and land (circa 3.3 acres), nestled in a historic hamlet in the rolling Mendip Hills on the outskirts of Wells. The main house has a boot room, rear hall, kitchen, utility/back kitchen, reception hall, dining room, sitting room, 5 bedrooms, 2 ensembles and a family bathroom.

The Annexe has an entrance hall, shower room, kitchen/breakfast room, living room and 2 bedrooms.

Outside there are various outbuildings including a self-contained studio with open plan kitchen/living room/bedroom and shower room. A carport, tool shed, loosebox and bin store.

The gardens and grounds consist of a drive for several vehicles, walled garden and walled pasture and orchard (circa 3.3 acres).

Guide Price £1,275,000

Location

Upper Milton is a most attractive small hamlet of historic farmhouses surrounded by rolling Mendip Hills, dry stone walls, and ancient trees. It has a timelessness quality that is becoming a rarity.

Only a mile from Wells and commutable to Bristol and Bath this secret corner of Somerset is a magical setting.

Description

An elegant, traditional and homely farmhouse in a charming rural location within easy reach of Wells.

Originally thought to be a 17th century cottage, it has been extended over the years to create a handsome and imposing 3 storey family home with separate annexe (letting potential) and studio accommodation.

The house has an inglenook, exposed beams, window seats, shutters and fabulous oak, ledge and brace doors. The gardens and orchard provide charming views from most of the rooms creating a magical sense that you are surrounded by an enchanting, secret, walled garden.





Accommodation

As with many country houses, the door most commonly used is the side door from the drive, which opens to a boot room. This leads to a rear hallway with an attractive, glazed door to the south terrace. To the left is a farmhouse kitchen/breakfast room with painted timber fitted units and views of the garden. An oil aga takes centre stage, and a floor of traditional quarry tiles gives a real sense of authenticity to this homely kitchen. Beyond this is a utility room with plenty of storage and alternative cooking facilities, space for a dishwasher, washing machine, tumble dryer and fridge/freezer.

The main, central reception hall opens towards the front of the house and a fine timber front door is an imposing feature. The sitting room and dining room are similar sizes, the sitting room is dual aspect with French doors which open to the south terrace and garden beyond. It is an elegant room with a very effect jet master fire as a focal point. The dining room has a more tradition feel with an inglenook fire place with log burning stove. There is plenty of space in this large room for a table and chairs and a grand piano.

A door opens from here into the Annexe.

Upstairs in the main house there are 5 bedrooms and 3 bathrooms over 2 floors. An appealing feature is the very good-sized rooms, wonderful views and a study landing on the 2nd floor which adds to the generous sense of space in this fine house. Perfect for all the family.

Annexe and Studio

The Annexe is accessed through the dining room or through an independent door by the driveway.

It has an entrance hall, shower room, kitchen/breakfast room, large, 21ft sitting room/dining room with stairs rising to a spacious galleried landing and 2 bedrooms flooded by natural light from roof lights, creating an appealing independent dwelling.

The Studio is a fun and versatile building within the garden. A door opens to the kitchen area, this blends seamlessly with the main studio which has a tiled floor and log burning stove. Glazed doors open from her to the garden providing plenty of natural light. There is a shower room beyond the kitchen.





Outside

Double timber gates open to a tarmacked driveway suitable for parking several vehicles. At the end of the drive is a traditional, open-sided barn, currently used as a car port. A timber farm gate provides access to the land and kitchen garden and a painted timber gate opens to a paved path which leads past the recycling shed and Annexe door, to the boot room door for the main house.

An attractive feature of the property is the use of stone walls to enclose elements of the grounds. This traditional method of dividing ground reinforces the sense of timeless authenticity.

There are floral borders to the front of the house and to the south a sheltered terrace beside the house is a perfect place to enjoy leisurely lunches. The enclosed, walled garden stretches away with lawns, mature trees and floral borders creating depth and interest. At the far end a gate opens to a spinney and the apiary (a corner for bee hives).

In the east an attractive metal farm gate opens to the orchard, stocked with a range of fruiting trees including apple, pear, quince, plum, sweet chestnut, medlar, walnut, cherry, fig and damson. Beyond this is another parcel of land with the benefit of a substantial stone loose box and separate vehicular access to the lane. (approx. 3.3 acres in total)

Tenure and Other Points

Freehold. Not listed. Mains water and electricity. Private drainage (new system installed January 2024). Oil fired central heating and electric hot water in the main house. Electric heating in Annexe. EPC Rating F. Council Tax Band F.

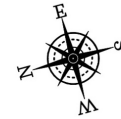
About the area

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.

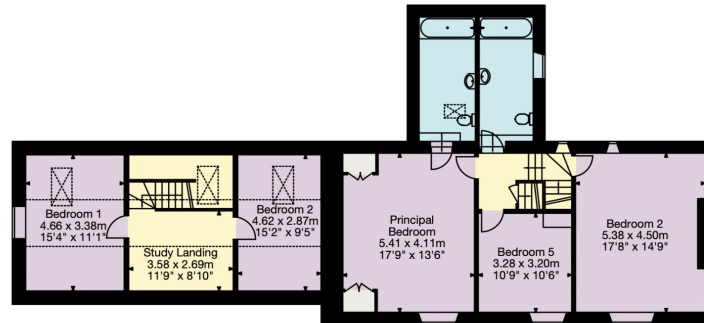
The major towns of the area, Bristol, Bath, Taunton and Yeovil are all within commuting distance. There are excellent state & independent schools in the area which include several good primary schools, Wells Blue School, Strode College, Wells Cathedral School, Downside, All Hallows and Millfield.

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.



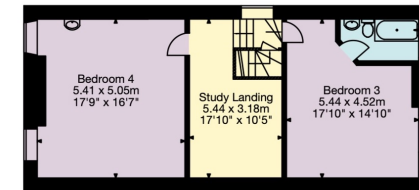


Approximate Gross Internal Floor Area
 Upper Milton Farm = 274 sq m / 2,952 sq ft
 The Old Stables = 92 sq m / 994 sq ft
 Studio = 34 sq m / 366 sq ft
 Carport = 42 sq m / 457 sq ft
 Outbuildings = 32 sq m / 345 sq ft
 Total Area = 474 sq m / 5,114 sq ft
 (incl. areas of restricted height)

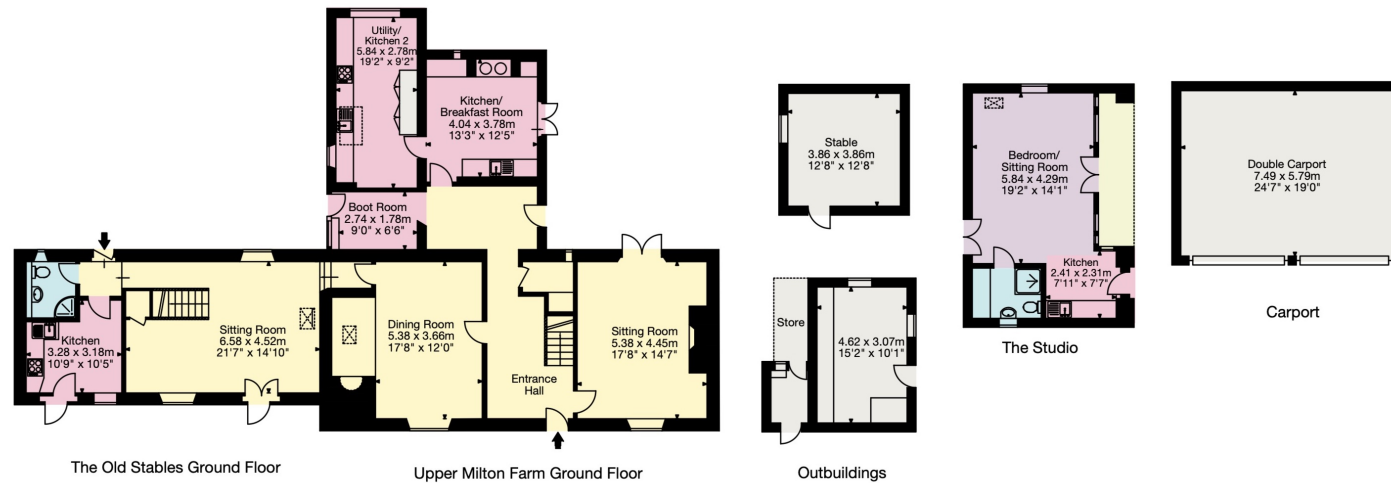


The Old Stables First Floor

Upper Milton Farm First Floor



Upper Milton Farm Second Floor



The Old Stables Ground Floor

Upper Milton Farm Ground Floor

Outbuildings

The Studio

Carport

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

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.

