

LODESTONE



College Green Farm, East Pennard





College Green Farm , East Pennard

BA4 6SA

Guide Price: £2,550,000

6 
Bedrooms

4 
Bathrooms

5 
Receptions

PROPERTY FEATURES

- Magnificent 6/7 bed detached family house
- Approx. 5.5 acres of land and gardens
- Existing planning for a four-car garage and annex
- Stunning rural views
- Private drive
- Large terrace and AI fresco dining area
- Over 5000 sq. ft of living accommodation
- Significant potential for indoor swimming pool complex
- Not listed





College Green Farm is a magnificent 6/7 bed family house situated entirely within its own land and in the heart of rural Somerset. Originally dating from the 1650's, this charming building has been extended and renovated over the years and now offers approximately 5000 sq. ft of accommodation. Of particular note is the magnificent kitchen dining area where the current owners have truly succeeded in blending the character of the original house with contemporary interior design and created a standout and luxurious space.

The house is approached via automated electric gates and a private drive that culminates in a pretty gravelled turning circle with ample parking for several cars.

A stunning oak front door opens beneath an oaked framed porchway to a spacious reception hall defined by reclaimed flagstones underfoot and an exposed blue lias stone wall. Immediately off the hall is the magnificent kitchen dining room that sets this house apart. Four glorious 'A' frame oak beams soar to the apex of the ceiling and reflect fine timber boards that stretch the whole length of the room. Underfloor heating warms the space and extends to the dining hall. A Mark Wilkinson kitchen is luxuriously furnished with hand crafted units that sit beneath elegant granite worktops and incorporate a double Belfast sink and a four-oven electric aga. An attractive island offers further storage space and doubles as a breakfast bar. A number of integrated appliances include a wine fridge, a Miele dishwasher and fridge, an American style fridge freezer and an extractor unit. Exposed stone sills complement glazed panels that allow beautiful views of the countryside and perhaps a glimpse of a hawk or a buzzard. The dining/seating area is comfortable and comes with doors that open directly to the garden. The combination of exposed stone, oak beams and timber boards lend this room real character.





The reception hall reveals a stunning dining hall that runs parallel to the three reception rooms and opens via magnificent reclaimed oak doors to a second kitchen /utility room and cloakroom at one end. The oak structure that comprises beams, struts, pedestals, and piers is remarkable and brings palpable warmth to the room. Oak framed doors and windows allow natural light to fill the room during the day whilst at night, integrated floor lights transform the space into a chic entertaining area. A charming oak staircase rises to the first-floor landing area. Off the dining hall, the sitting room is enriched with a traditional inglenook fireplace that incorporates an original bread oven in the walls. Aged oak beams grace the ceiling and a remarkable, original timber panelled wall, disguises a 1750s staircase that rises to the first floor. Off the sitting room is a small lounge that features a fireplace. Accessed from the dining hall is a potentially self-contained area that comprises a living room, a study, and a small bathroom. The living room comes with double doors to the garden and a small storeroom. The study or home office is warmed by a Georgian fireplace that sits within a charming carved surround.



The two flights of stairs lead to some pretty bedrooms and bathrooms on the first floor. Along with access to a bathroom, the principal bedroom suite is particularly impressive with a charming spiral staircase that leads to an extraordinary dressing area and a further private bathroom set into the eaves of the house. Five further bedrooms are serviced by two further bathrooms. Doors from one of the bedrooms allow access to the timber deck positioned above the dining hall. The bathrooms are eclectic in style and furnished with contemporary styled fixtures and fittings. All the bedrooms enjoy sensational and uninterrupted views of the gardens and the landscape beyond.

Potential Development to the front and South of the house, there are the foundations for a four-car garage with an annex above and planning currently in place. On completion, this would add a further bedroom,





bathroom, living room and kitchenette to the property. To the North of the house, plans have been drawn up to construct a spectacular indoor pool complex and spa that would truly add a new dimension to the house. For more information, please ask for details. There is also potential to transform the current timber deck into a further bedroom and bathroom.

Outside

The gardens are beautiful and extend to approx. two acres whilst the remaining three and a half acres comprise agricultural land. Two seasoned stone terraces adjoin the house and give way to manicured lawns that sweep away to a brook and a canopy of mature shrubs and trees. A post and rail fence forms much of the boundary of the field and is in good condition. The landscape is enriched with a variety of fruit trees whilst the West façade of the house is embellished with a stunning wisteria. Magnificent views of countryside provide the perfect backdrop for stunning sunsets and make the gardens a special place to be.

Situation

College Green Farm is ideally situated a stone's throw from Glastonbury and in the heart of the Somerset countryside. West Bradley and Parbrook are sought after villages and well known for their apple orchards, and for being peaceful as a result of having virtually no through traffic. Nearby Pilton is notable for its pretty stone cottages and rolling hills and the world famous Glastonbury Festival. (As a local resident, College Green is allocated free Sunday tickets for all residents of the house plus access to the local Glastonbury ballot for tickets to the festival). Equally close is the thriving village of Baltonsborough, boasting a fabulous farm shop and café, the Greyhound Inn, an excellent pre-school, and Baltonsborough C of E Primary School.

Other local attractions include Stourhead Gardens, The Newt country house hotel and spa just outside Castle Cary, and Babington House, (Soho House's country mansion). Also nearby is the ancient city of Wells, (the smallest





Cathedral city in England) that offers all the usual amenities - the high street is vibrant with a small selection of chain stores and a variety of independent shops and restaurants and pubs as well as a twice weekly market and a choice of supermarkets that include Waitrose, Tesco and Morrisons. At the very heart of the city is the medieval Cathedral, Bishop's Palace and Vicars' Close (reputed to be the oldest surviving residential street in Europe). The Wells Festivals are increasingly popular, and the Literary Festival now takes place over two weeks attracting big names in the literary world.

Ten miles away is fashionable Bruton with its popular restaurants that include Osip, the Pharmacy, 'At the Chapel' and the Roth Bar at the world-famous Hauser and Wirth Art Gallery. Slightly further away is Frome, one of the South West's leading market towns and recently featured in the Sunday Times as the best place to live in Somerset. It has become a "foodie hipster haven" due to the influx of young families, with St Catherine's hill at the centre of the artisan quarter.

Bristol and Bath are within approximately an hour's drive.

Schools

There are a variety of excellent state and independent schools in the area including a well-respected primary school in the nearby village of West Pennard. Local independent schools include Millfield Senior (12 mins) and Prep School (7 min), Wells Cathedral School, Downside School, All Hallows Preparatory School and Kings Bruton. State schools include Wells Blue secondary school, Crispin School in Street and St Dunstons in Glastonbury. The highly regarded Strode College is located nearby in Street.

Transport links are excellent with Castle Cary's mainline railway station just 7 miles away, and the A37 easily accessible to Bristol and Bath. The A303 with direct access to London and the South West is a few minute's drive.



Local Authority: Somerset Council

Council Tax band: H

Directions

Postcode: BA4 6SA.

What three words: issued.kennels.homecare.

Tenure - Freehold

Viewing by appointment only



MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance

PART A

Local Authority: Somerset Council

Council Tax Band: H

Guide Price: £2,550,000

Tenure: Freehold

PART B

Property Type: Detached

Property Construction: Standard

Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Private drainage via a septic tank

Heating: Oil fired boiler (new boiler 2021). Underfloor heating in the kitchen and reception hall.

Broadband: We have been advised by the vendor that there is fibre broadband to the property. Please refer to Ofcom website.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Mobile Signal/Coverage: Please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking: Parking for numerous vehicles

PART C

Building Safety: The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

Restrictions: We're not aware of any other significant/material restrictions, but we'd recommend you review the Title/deeds of the property with your solicitor

Rights and Easements: There is public right of way across the garden and field <https://roam.somerset.gov.uk/roam/map>

We're not aware of any other restrictions or rights, but we'd recommend you review the Title/deeds of the property with your solicitor.

Flood Risk: • Flood Risk - According to the Environment Agency's website, the property is in an area at a VERY LOW RISK from River/Sea flooding (defined as the chance of flooding each year less than 0.1%). There is a medium risk of surface water flooding (defined as a chance of flooding each year between 1% and 3.3% each year)

Coastal Erosion Risk: N/A

Planning Permission: 2019/0893/HSE. Single storey oak framed swimming pool enclosure, gym, changing area and conservatory extension which has now lapsed. 2014/1997/FUL Construction of detached oak framed garage building – the foundations have already been started. There are no further planning permissions in the vicinity which affect this property.

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

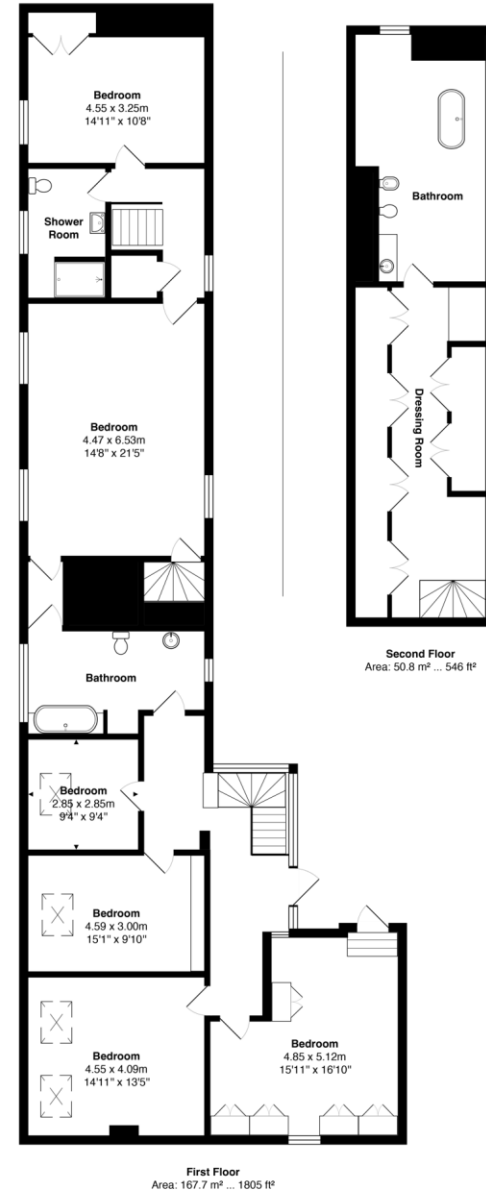
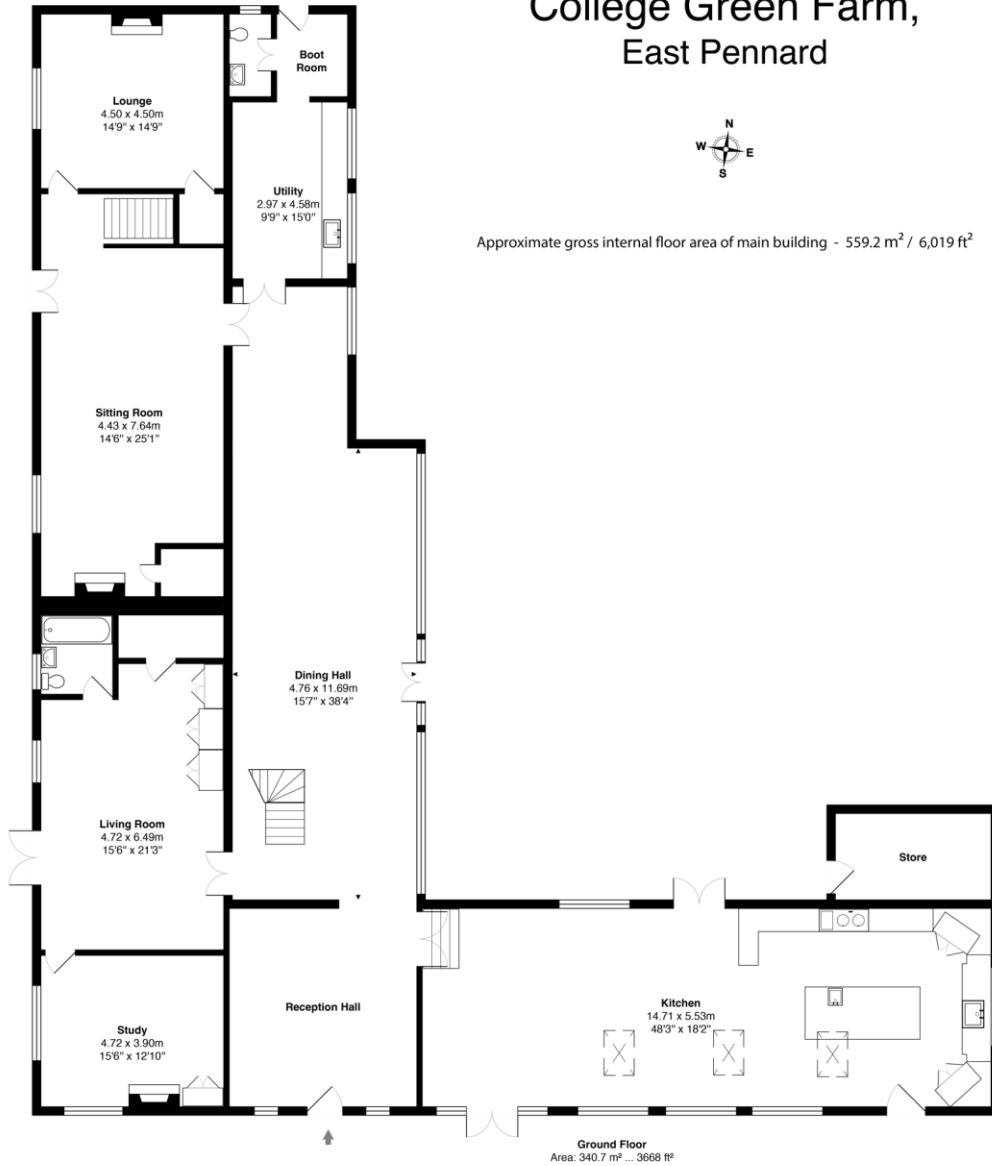
Energy Performance Certificate: E

No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for

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Approximate gross internal floor area of main building - 559.2 m² / 6,019 ft²





Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

Bruton & Shaftesbury

Fry's Halt
Station Road
Bruton, Somerset
BA10 0EH
Tel: 01749 605099
bruton@lodestoneproperty.co.uk

Wells

Melbourne House
36 Chamberlain Street
Wells, Somerset
BA5 2PJ
Tel: 01749 605088
wells@lodestoneproperty.co.uk

www.lodestoneproperty.co.uk

