

# LODESTONE



*Baybrook Farm, Lower Godney*









# Baybrook Farm, Lower Godney

BA5 1RZ

Guide Price £975,000

5   
Bedrooms

2   
Bathrooms

5   
Receptions

## PROPERTY FEATURES

- Unique location
- Far reaching views across open countryside
- Flexible accommodation and multi-generational living
- One bedroom holiday let 'Katy' providing income potential
- Peaceful south-facing garden and land
- Period property with original features
- Vibrant community and close to the renowned Sheppey Inn
- Circa 3.5 acres









Baybrook Farm is set in the village of Godney and the picturesque and unspoilt landscape of the Somerset Moors. The area, steeped in history, archaeology and wildlife, is surrounded by four National Nature Reserves yet only a 15-minute drive to the Cathedral City of Wells and the ancient town of Glastonbury.

Baybrook Farm and Baybrook Cottage form the major part of the original farmhouse which was divided in the early 2000s. Today it offers flexible accommodation with the opportunity for multi-generational living as well as an income from the holiday let 'Katy' and the possibility of further income from potential development of the extensive outbuildings. The pretty south facing gardens, river frontage and over 3 acres of paddocks provide a haven of peace and tranquillity whilst the abundance of sheds and outer buildings ensure an easy transition for those seeking to escape to the country and a self-sufficient lifestyle.

The current owners have extended and sympathetically refurbished the property to create a beautiful and comfortable family home. Baybrook Cottage was converted in 2012 and is now used by an elderly parent. With its separate access this could easily be rented or alternatively, incorporated into the main property to form a larger family home.

The main house, the cottage, the holiday let, outbuildings and double garage with EV point are all accessed from the central driveway with ample parking for several cars. The enclosed courtyard further separates the main house and cottage from the holiday let and outbuildings.

Baybrook Farm incorporates much of the character of the original house dating back to the 1800s. The flagstone floors, open fireplaces and exposed beams are all reminders of the period. Recent modernisation has been made sensitively to compliment these features whilst meeting the needs of modern family living.









Double-glazed windows have been made in the original style for the front of the property whilst a more contemporary design has been used for the rear facing rooms to allow the natural light and beautiful gardens to be enjoyed from within, whatever the time of year.

The front entrance with a painted covered porch over opens into the main hallway with its stone floor, wooden staircase and a pretty glazed internal door leading to the large and light filled family sitting room.

The open fireplace with a log burning stove, new oak style flooring and double doors opening into the garden make this a most beautiful room to relax in. The sitting room leads to the elegant dining room. Overlooking the courtyard to the front with its log burning stove and flagstone floor this is a lovely space for entertaining. Cool in the summer and warm in the winter it could as easily be used as a separate snug.

The contemporary farmhouse kitchen works wonderfully. Adjacent to the sitting room to give an open plan feel and with double doors leading onto the patio and garden, the flow is perfect for family life in the countryside. With shaker style painted units, granite style worktops, built in appliances and a large range cooker, this is a super design for the busy cook with the added luxury of a walk -in pantry. The thoughtful addition of the breakfast bar overlooking the garden is the perfect spot for lunch or a morning coffee.

The utility area, boiler room and downstairs cloakroom complete the ground floor. An RHI registered Windhager Biomass boiler installed in 2012 cost effectively heats both the farm and cottage throughout the year.

On the first floor there are two double and very pretty bedrooms with the original floor and large airing cupboard in one and ample storage throughout. The recently installed family bathroom makes a real statement with beautiful tiles and plantation shutters. A further staircase leads to the second floor and the stunning attic room.











Spanning the full width of the property with velux windows providing lots of natural light, the sheer size is a perfect room for a visiting family, a master suite or a teenage den. Plumbing has been installed should a second bathroom be required in the future and there is extensive eaves storage.

Baybrook Cottage is a very spacious and totally self-contained property. Currently enjoyed by an elderly relative it is easily large enough to suit a couple or small family of any age.

The cottage is accessed from the shared and pretty private courtyard opening into the entrance hall which doubles up as a useful boot and utility room. The property flows from the spacious kitchen at the front to a gorgeous garden room at the rear, cleverly divided using glazed sliding doors to give the option of open plan living or cosy rooms.

The light filled kitchen overlooking the courtyard is large enough to fit a breakfast table but has the luxury of a separate dining room for more formal occasions. Doubling up as a home office with stairs leading to the first floor this offers a useful and flexible space. On closing the internal doors, the sitting room at the heart of the property with its log burning stove, becomes a cosy evening snug and TV room before opening into the beautiful and light filled sunroom. With its floor to ceiling bifold doors and roof lantern above this really is a super space to sit and enjoy the garden from within or entertain friends and family.

On the first floor there is the master bedroom which leads to a roof terrace and lovely spot to enjoy the morning sun. A second smaller bedroom currently used as a sewing room and a good-sized shower room completes the space.

The holiday let “Katy” was renovated in 2022 and is successfully rented out for over 80% of the year via cottages.com (Customers’ choice 2023, 2024 and 2025) and other platforms.









Built to a very high standard and tastefully furnished, the open plan ground floor, tiled throughout, incorporates a fully fitted kitchen with granite worktops, a dining and sitting area. The log effect stove is a perfect addition for those chilly evenings. A solid oak wood staircase leads to the large and light filled first floor bedroom with en-suite bathroom built into the eaves with exposed beams and wooden floors. Externally there is a private area for a table, chairs and a BBQ. The holiday let benefits from its own separate parking.

See more information [here](#).

The outbuildings are currently used as home offices and storage but come with planning (lapsed) in place for a further holiday let and benefit from water /sewerage /electrical connections all in place that would make this an easy conversion.

### Outside

Baybrook Farm overlooks open countryside and fields to the front, but it is the rear of the property which is the real gem. South facing gardens overlook the peaceful river with orchards and sheep filled paddocks beyond. Climbers adorn the property and boundary fences and the greenhouse; vegetable plot and abundance of sheds and stores are perfectly set up for the green fingered.

Beautiful and unusual specimen trees have been carefully selected, and the riverbank has been planted with an abundance of spring bulbs. The well stocked and established flower beds include an abundance of David Austin roses. The large patio area is perfect for entertaining and al fresco dining. For quieter moments garden benches and a pretty summer house overlook the river to be able to sit and enjoy this beautiful and tranquil space whilst observing the wildlife and the blue flash of the visiting kingfishers.

A wooden bridge leads across to the tree filled orchard with a good selection of apple, pear, mulberry, quince, apricot, cherry and a new Denby plum.





The flat paddocks are beyond with the family sheep, a useful workshop and a lambing shed.

### Situation

This very desirable village has a vibrant community with a popular local pub, tea rooms and artisan bakery and has many social activities taking place around the village hall and playing fields. The Sheppey Inn is a destination pub due to its excellent menu and fun filled atmosphere as well as local musical events. There are many wonderful walks along the bridle ways and footpaths which are home to a plethora of wildlife including swans, barn owls, kingfishers as well as deer, herons and otters.

Perfectly situated; Godney lies between Wells, Glastonbury and Wedmore, with the small City of Wells offering a wealth of culture and varied societies. There are busy, vibrant markets twice a week and several supermarkets including Waitrose and Tesco. All the usual amenities that you would expect can be found in Wells including banks, doctors' surgeries and dentists. The larger cities of Bath, Bristol, Taunton and Yeovil are within commuting distance and the M5 motorway is just 25 minutes away by car. The train stations at Castle Cary and Highbridge offer fast, direct lines to London. Twenty minutes away is the very fashionable small town of Bruton which has the very popular restaurant/coffee/bread shop called At the Chapel, the world-famous Hauser and Wirth Art Gallery and the much talked about The Newt. There are Golf Clubs in Wells and on the Mendips, as well as sailing, and for the keen angler there are a number of fishing lakes within a short distance. The property is within the catchment area of The Blue School in Wells and also within easy reach of excellent private schools; Wells Cathedral School and Millfield. The neighbouring villages of Coxley, Meare and Wookey offer good primary schools, and Millfield and Wells Cathedral School have their own prep schools.

**Directions:** What.3.Words ///vaccines.brotherly.winner.

**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 County Council

Council Tax Band: Baybrook Farm D and Baybrook Cottage A

Guide Price: £975,000

Tenure: Freehold

### PART B

Property Type: Semi-detached

Property Construction: Standard construction

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

Heating: Biomass Boiler

Broadband: 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: Driveway and double garage parking. EV charging point.

### 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 are not aware of any significant/material restrictions, but we would recommend that you review the Title/deeds of the property with your solicitor.

Rights and Easements: There are access/communal rights that affect the properties land and driveway. We recommend that these are reviewed with your solicitor. More details available via the office.

Flood Risk: The property has not flooded. According to the environment agency's website <https://www.gov.uk/check-long-term-flood-risk>, the property is in an area with a very low chance of flooding from river or sea and of a very low chance from surface water flooding

Coastal Erosion Risk: N/A

Planning Permission: We are not aware of any current planning applications in the close vicinity.

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

Energy Performance Certificate: TBC

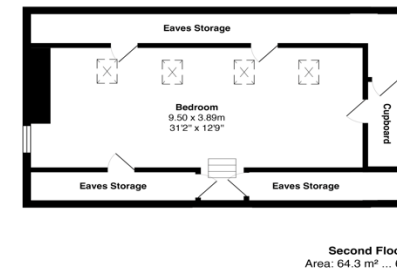
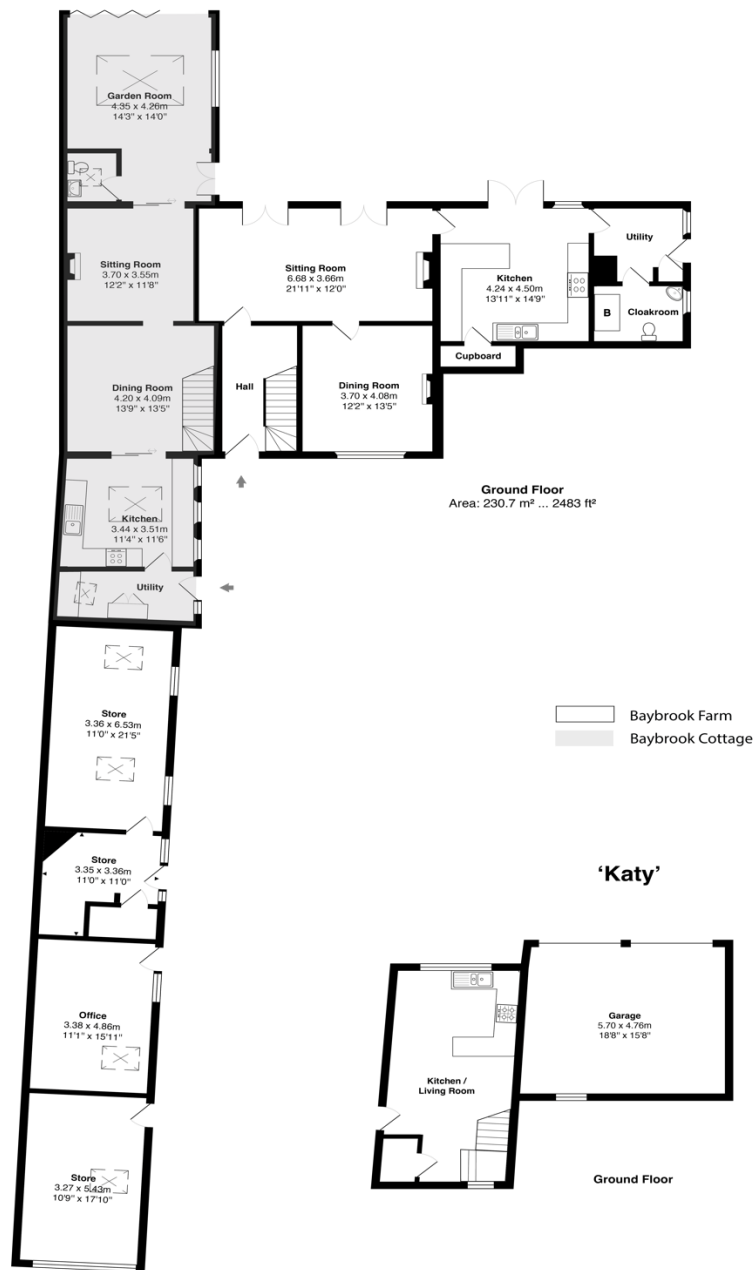
No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot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

Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.









## Baybrook Farm, Lower Godney



Approximate gross internal floor area (excluding garage) - 382.2 m<sup>2</sup> / 4,114 ft<sup>2</sup>

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.



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