

LODESTONE



Lower Downside Farm, Shepton Mallet





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BA4 4JW

Guide Price: £1,850,000

6 
Bedrooms

5 
Bathrooms

5 
Receptions

PROPERTY FEATURES

- Elegant Victorian country house
- Circa six acres of garden and paddock land
- Exceptional entertaining spaces
- Self-contained two bedroom annexe
- Outstanding garaging and workshops
- Formerly owned by the Duchy, with a fascinating history that includes welcoming royal visitors over the years.
- Highly connected rural setting
- Outstanding schooling – including Millfield, Downside School and All Hallows Preparatory School.





Set amidst approximately six acres of beautifully landscaped gardens and paddocks, Lower Downside Farm is an elegant Victorian country house offering over 8,600 sq ft of versatile accommodation, extensive outbuildings and breathtaking views across rolling Somerset countryside.

Lovingly enhanced by the current owners, the house effortlessly combines the scale and character of its Victorian origins with the comfort and practicality expected of modern family life. High ceilings, original sash windows, open fireplaces and beautifully proportioned rooms create an atmosphere of understated elegance, while thoughtful improvements have made this a home designed for both everyday living and large-scale entertaining. Steeped in local history, the property was formerly owned by the Duchy and has welcomed royal visitors over the years, adding another fascinating chapter to its story.

A main feature of the of the home is undoubtedly the impressive kitchen, centred around a traditional four-oven AGA and designed to flow naturally into the family sitting room, where an original Victorian fireplace creates a wonderfully relaxed atmosphere.

From here, the house opens into beautifully connected reception spaces that are equally suited to family gatherings or entertaining on a grand scale. The formal sitting room enjoys uninterrupted south-facing views across the gardens and paddocks, while the dining room extends seamlessly into a magnificent David Salisbury orangery. Flooded with natural light throughout the day, this spectacular space frames the surrounding countryside and creates an exceptional setting for entertaining in every season. A generous study provides an ideal home office, retaining its original Victorian mantelpiece, now complemented by a wood-burning stove.

A large utility and laundry room, cloakroom and practical secondary entrance ensure the house functions as well as it impresses.







An elegant staircase rises to a wide first-floor landing, where a striking picture window captures views across the gardens. The principal bedroom suite enjoys a peaceful south-facing aspect and features a luxurious en suite with bespoke cabinetry and an oversized walk-in shower. Three further double bedrooms offer generous proportions, one with its own en suite, while the beautifully remodelled family bathroom serves the remaining bedrooms.

The current four-bedroom arrangement creates particularly spacious accommodation, although there remains excellent flexibility for those wishing to adapt the layout to suit their own requirements.

Outbuildings

One of Lower Downside Farm's defining features is the remarkable range of ancillary buildings, offering enormous potential for a variety of lifestyle or business uses.

The attached double garage provides excellent everyday practicality, and part of this garage is a large first-floor store, providing additional storage or future potential, subject to any necessary permissions. A separate triple garage building and a substantial garden store offer further vehicle storage or workshop space.

Most impressive of all is the vast garaging and workshop building extending to almost 2,000 sq ft, ideal for collectors, classic cars, agricultural equipment, or a wide variety of hobbies.

A self-contained two bedroom annexe adds considerable flexibility, offering one double bedroom and a further single bedroom, a kitchen, sitting room and shower room—ideal for multi-generational living, guests, staff accommodation or potential income generation.





Outside

The gardens and grounds have been carefully designed to complement the setting, creating a series of attractive outdoor spaces that blend seamlessly into the surrounding countryside. Around 300 specimen trees, including silver birch, flowering cherries and fruit trees, have been planted to create avenues, seasonal colour and long views across the landscape.

The paddocks are well maintained and perfectly suited for equestrian use, hobby farming or simply enjoying the privacy and open space that surrounds the property. The south-facing gardens enjoy sunshine throughout the day and provide an idyllic backdrop to the house, with every principal room taking full advantage of the exceptional rural outlook.

Situation

Despite its wonderfully peaceful setting, Lower Downside Farm is exceptionally well placed for access to Somerset's most sought-after destinations. Shepton Mallet is only a few minutes away, providing excellent everyday amenities together with the popular Kilver Court designer outlet.

The cathedral city of Wells lies approximately five miles away, offering an outstanding range of independent shops, cafés, restaurants, supermarkets and cultural events throughout the year. The fashionable towns of Bruton and Frome are both within easy reach, while Bath and Bristol can each be reached in around 40 minutes. Castle Cary station is approximately 20 minutes away, providing regular direct services to London Paddington in around 90 minutes. Bristol Airport is also conveniently accessible.

Schools

The area is particularly well served by an excellent selection of schools, including Millfield, Downside School and All Hallows Preparatory School.

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: G

Guide Price: £1,850,000

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 Supply with PV Panels

Water Supply: Mains Supply

Sewerage: Mains Drainage

Heating: Oil fired central heating

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: Private garaging and off-street parking

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: The vendor is not aware of any restrictions on the property however we recommend this is confirmed with your conveyancing solicitor.

Rights and Easements: The property is accessed via a small portion of a shared driveway. Details of this can be obtained from Lodestone Property, Wells office.

Flood Risk: According to the following website <https://check-long-term-flood-risk.service.gov.uk/risk#> the property is at very low risk of flooding from surface water or rivers and the sea. Please contact Lodestone Property for further flood information.

Coastal Erosion Risk: N/A

Planning Permission: Details of any relevant planning permissions can be obtained from Lodestone Property.

Accessibility/Adaptations: N/A

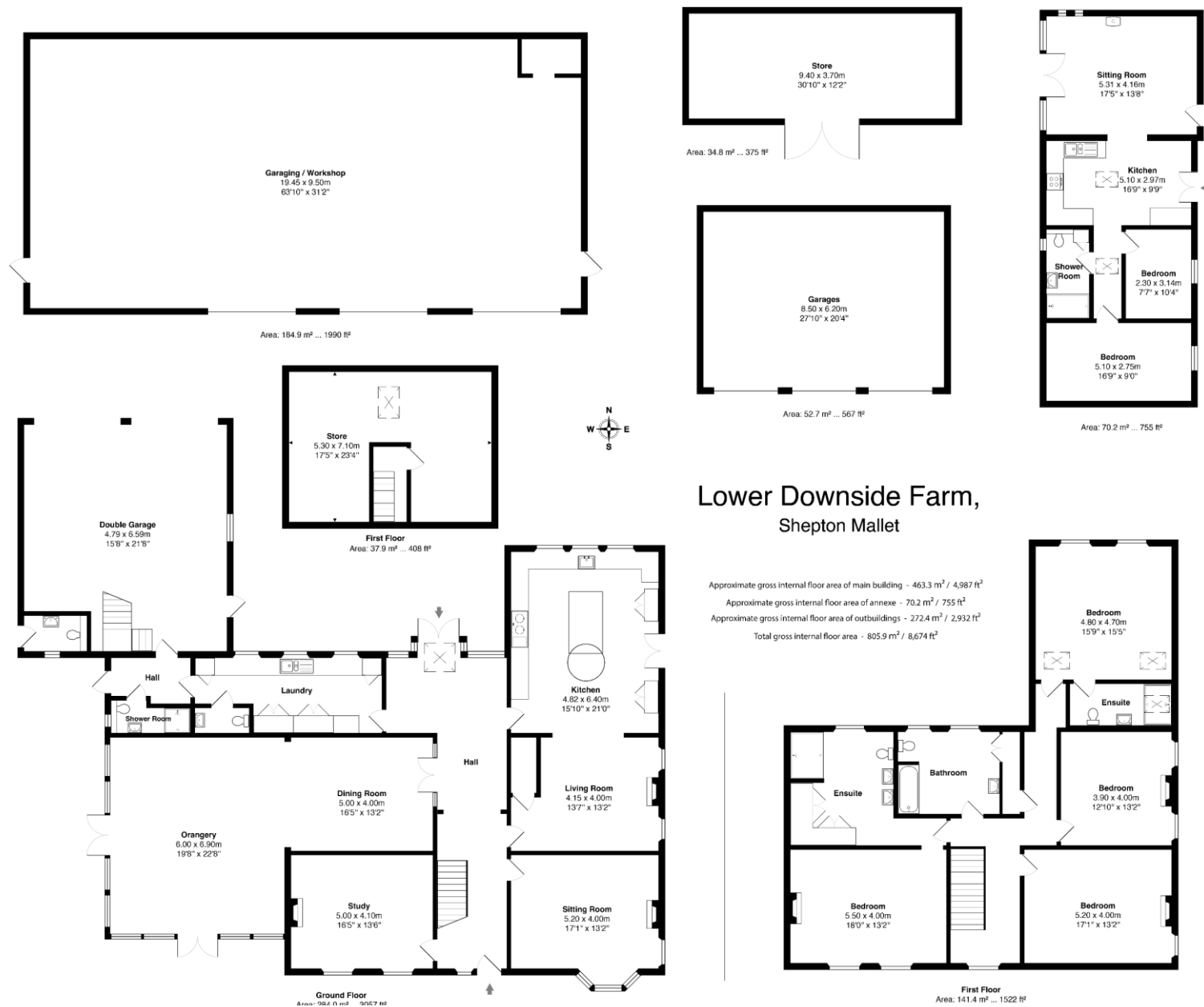
Coalfield Or Mining Area: N/A

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 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.





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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