



Old Farm, Clapton, Ston Easton, Bath, BA3 4EB

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- Detached 17th Century Residence
- Full of Period Features and Charm
- Large Sitting Room with Inglenook
- Two Reception Rooms One with Inglenook
- Farmhouse Style Kitchen/Breakfast Room
- Principle Bedroom with Ensuite
- Five Double Bedrooms
- Family Bathroom
- Walled Garden with Fruit Orchard
- Double Garage Outbuildings and Private Driveway

Charming five-bedroom Grade II Listed farmhouse in the sought-after Mendip village of Clapton.

Approached by a sweeping private driveway, set within around two-thirds of an acre of mature gardens and orchard. Old Farm is steeped in character with inglenook fireplaces, exposed beams, mullion windows and even a traditional bread oven. The layout is both spacious and flexible, offering the opportunity for one large family home, multi-generational living, or the potential to create an income.

Inside, there is a welcoming farmhouse kitchen, an inviting sitting room with wood burner, a family room, garden room, utility and double garage. Up one of the three staircases, there are five double bedrooms, one with ensuite and a family bathroom.

Outside, a stone outbuilding provides substantial storage, while the gardens are beautifully established with lawns, patios, kitchen garden, greenhouses and a productive orchard, including plum damson pear and apple trees, all set against the backdrop of open countryside views. Old Farm is a home full of warmth and character, offering space, comfort and a peaceful setting to be enjoyed for years to come.





Clapton is a small village on the edge of the Chew Valley within the Parish of Ston Easton, surrounded by countryside and farmland. There is a village hall and local amenities in the nearby villages. For those that have school age children there are local primary schools and secondary schooling in nearby Somervale, Norton Hill and Wells Blue. The village is perfectly placed for commuting to the town of Midsomer Norton and the cities of Bath Bristol and Wells. Railway stations at Bristol Temple Meads and Bath Spa with trains to London and beyond via the national train network. Access to both the M4 and M5 are within a reasonable distance. Bristol International Airport has flights to Europe and connecting flights to the rest of the World





ROOM DIMENSIONS

Ground Floor

ENTRANCE HALL 14'3" x 19'0"

KITCHEN/BREAKFAST ROOM 12'6" x 18'10"

LOBBY 10'1" x 6'5"

SITTING ROOM 24'6" x 13'10"

STUDY/RECEPTION ROOM 14'6" x 14'0"

FAMILY ROOM 14'11" x 19'2"

GARDEN ROOM 12'0" x 10'9"

LOO 3'8" x 5'8"

UTILITY ROOM 8'3" x 13'11"

First Floor

BEDROOM 14'10" x 17'1"

BEDROOM 16'2" x 14'2"

BATHROOM 8'3" x 10'6"

BEDROOM 12'6" x 12'3"

BEDROOM 10'11" x 13'3"

ENSUITE 7'6" x 8'1"

First Floor

BOARDED LOFT 18'5" x 15'8"

Outside

DOUBLE GARAGE 19'2" x 19'9"

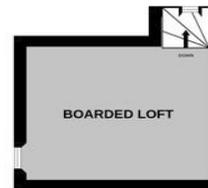
STABLE 12'3" x 13'9"

GARDEN STORE 6'8" x 13'6"

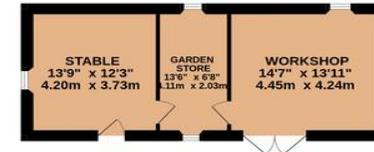
WORKSHOP 14'7" x 13'11"



SECOND FLOOR
305 sq ft. (28.4 sq m.) approx.



OUTSIDE
461 sq ft. (42.8 sq m.) approx.



TOTAL FLOOR AREA : 4128 sq.ft. (383.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AWAITING EPC.....



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