



MEADOW FARM

Oakhill, Somerset



A MODERN DETACHED FOUR/FIVE BEDROOM FAMILY HOME, WITH EXCELLENT SECONDARY ACCOMMODATION, A VARIETY OF OUTBUILDINGS AND LAND.

Well tailored to a range of lifestyles, the property offers exceptional potential for families, multigenerational living, or those seeking equestrian facilities.

   EPC
5-8 4-6 3 C&F

Services: Mains electric, water, drainage and gas fired central heating.

Local Authority: Mendip District Council - somerset.gov.uk

Council Tax: Meadow Farm Band G & Meadow Barn Band F

Tenure: We are advised that the properties are Freehold

what3words: [///glitz.spreading.branded](https://www.what3words.com/#!/glitz.spreading.branded)

Viewings: Strictly by prior appointment with the agent

Land Area: 13.71 acres

SITUATION

The charming village of Oakhill sits just south of Bath on the edge of the Mendip Hills, offering an idyllic rural setting with excellent amenities. The village enjoys a superb farm shop with café, the well-regarded Oakhill Inn, a doctors' surgery, churches, a village hall with community café, and a recreation field.

Nearby villages including Stoke St Michael and Holcombe provide additional facilities such as a village store, the Holcombe Farmshop & Kitchen, and The Holcombe country inn with hotel, restaurant, and kitchen gardens.

The vibrant market towns of Shepton Mallet, Frome and Bruton are all within easy reach, as is the historic cathedral city of Wells. Bath and Bristol are also readily accessible.

Families benefit from a highly regarded primary school in the village, with excellent independent options nearby including Wells Cathedral School, Downside, All Hallows, Bruton School for Girls and Millfield.

The property is well positioned for commuters, with convenient access to the A37 and A303/M3. High speed rail services to London Paddington run from Castle Cary and Bath Spa stations.

Wells 7 miles, Babington House Hotel and Private Members Club 7 miles, Frome 9.5 miles, Bruton 10 miles, Castle Cary 11 miles, The Newt 12.5 miles, Bath 15 miles, Bristol Airport 19 miles, Bristol 23 miles. (All distances are approximate).



MEADOW FARM

Meadow Farm is an exceptionally well executed conversion of a substantial stone barn, completed in 2021.

The house occupies a prime position within the grounds, perfectly sited to capture outstanding views across the land and towards the woodland beyond. The entrance hall leads into an impressive living room featuring a log burner, oak beamed vaulted ceilings and an open connection to the fully glazed apex of the garden room. Double and bifold doors open the space seamlessly to the outdoors, flooding the room – and indeed the entire house – with natural light.

Across the hall is a formal dining room, once again showcasing exposed oak beams and a vaulted ceiling. It sits beside the beautifully appointed Tom Howley kitchen/breakfast room, an exceptional family and entertaining space. The kitchen includes a five oven Aga, walk in pantry, premium appliances such as a Fisher & Paykel fridge/freezer and Montpellier wine cooler, and a generous island with breakfast bar. An external door opens onto a charming courtyard.

A second hallway provides access to a utility room, laundry cupboard, cloakroom and a glass fronted wine store. This hallway continues through to a large study with air conditioning, dedicated storage for coats and shoes, and dual access – one door opening to the rear of the property and another to the courtyard.

The remainder of the ground floor comprises three double bedrooms. The spacious principal bedroom with en suite shower room, builtin wardrobes, air conditioning and French doors leading onto the sun terrace. The second bedroom benefits from its own en suite shower room, while the third is served by a family bathroom.

On the first floor, a galleried landing with extensive built-in cupboards leads to the fourth bedroom and a further bathroom. Opposite lies a large storeroom, equal in size to the bedroom and offering excellent potential to be used as a fifth bedroom if required.

MEADOW BARN

Meadow Barn, the original stone barn conversion completed in 2002, offers its own distinct character and provides generously proportioned accommodation arranged over two floors. This is ideal as overflow accommodation to the main house, for multigenerational living, or as a self contained letting opportunity.

A solid oak front door opens into a bright and spacious hallway with a cloakroom opposite. The ground floor features a charming farm house style kitchen complete with Rayburn oven, pantry and flagstone flooring. Across the hall lies a generous living room with a gas stove, wooden floors, exposed beams and double doors leading to a terrace that enjoys stunning countryside views.

An oak staircase rises to the first floor, opening onto a light and airy galleried landing. There are three bedrooms: the first with floor-to-ceiling apex windows mirroring the design of the main house and showcasing far reaching views; the second, a double room with dressing area and en suite bathroom; and a third single bedroom. A separate shower room completes this floor.

Outside, the annexe benefits from a private garden with a large terrace, ornamental pond, and parking for two cars.

GARDENS, GROUNDS & OUTBUILDINGS

The property is approached via a private driveway offering ample parking, alongside a triple carport with an attached log store.

Three substantial barns provide extensive storage and present exciting potential for future development, subject to the necessary planning consents.

Beyond the formal gardens lie paddocks, a picturesque woodland, and a stream, together with the benefit of a natural spring water supply. The grounds also include a productive vegetable garden, an apple orchard and hen houses, creating an idyllic setting for those seeking a rural lifestyle.



Meadow Barn



Meadow Barn



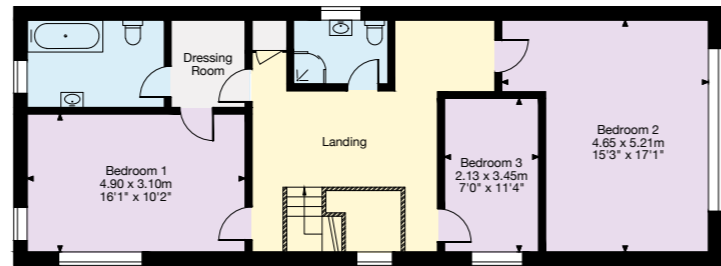
Meadow Barn



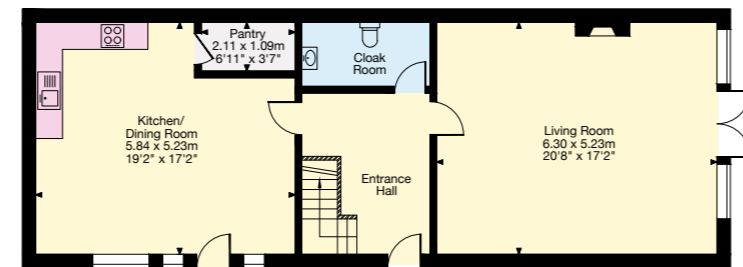
Ground Floor
Meadow Farm

Approximate Gross Internal Area.
 Meadow Farm = 300 sq m / 3,230 sq ft
 Meadow Barn = 160 sq m / 1,722 sq ft
 Outbuildings = 268 sq m / 2,881 sq ft
Total Area = 728 sq m / 7,833 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



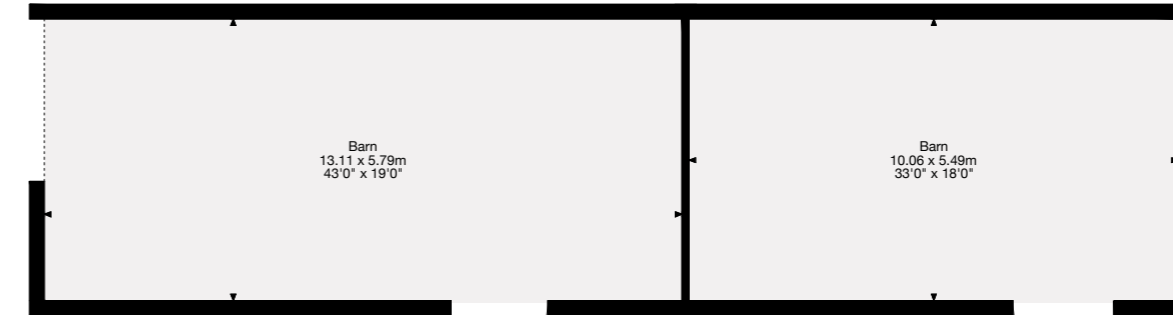
First Floor



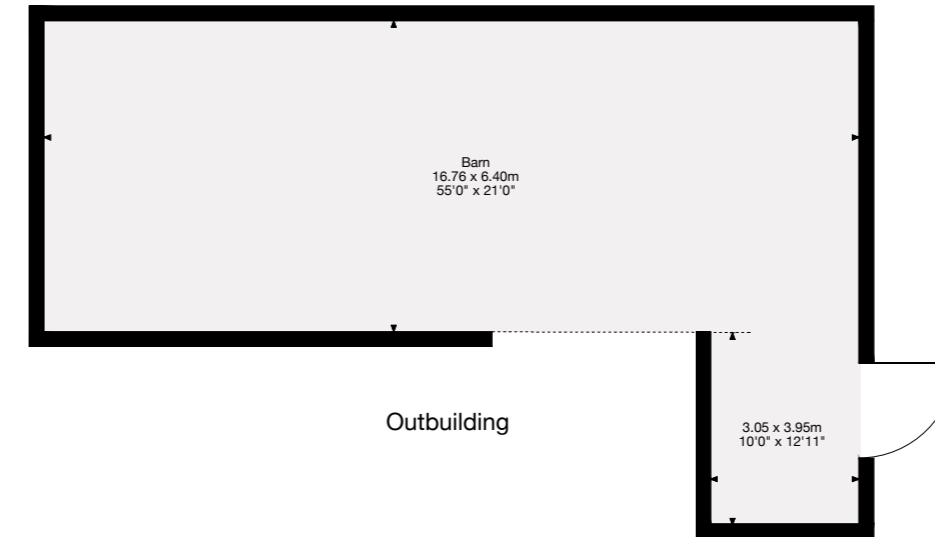
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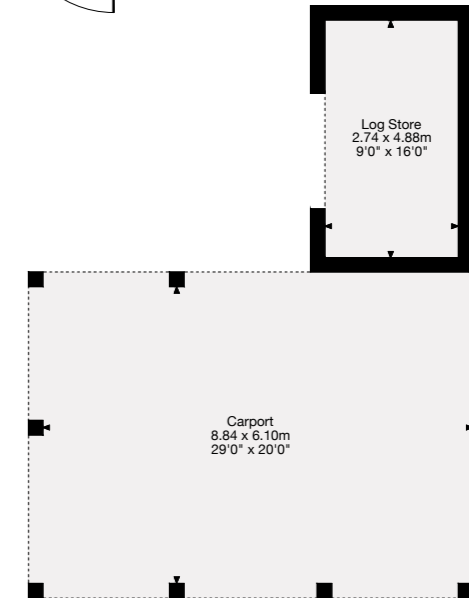
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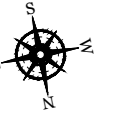
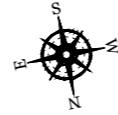
Outbuilding

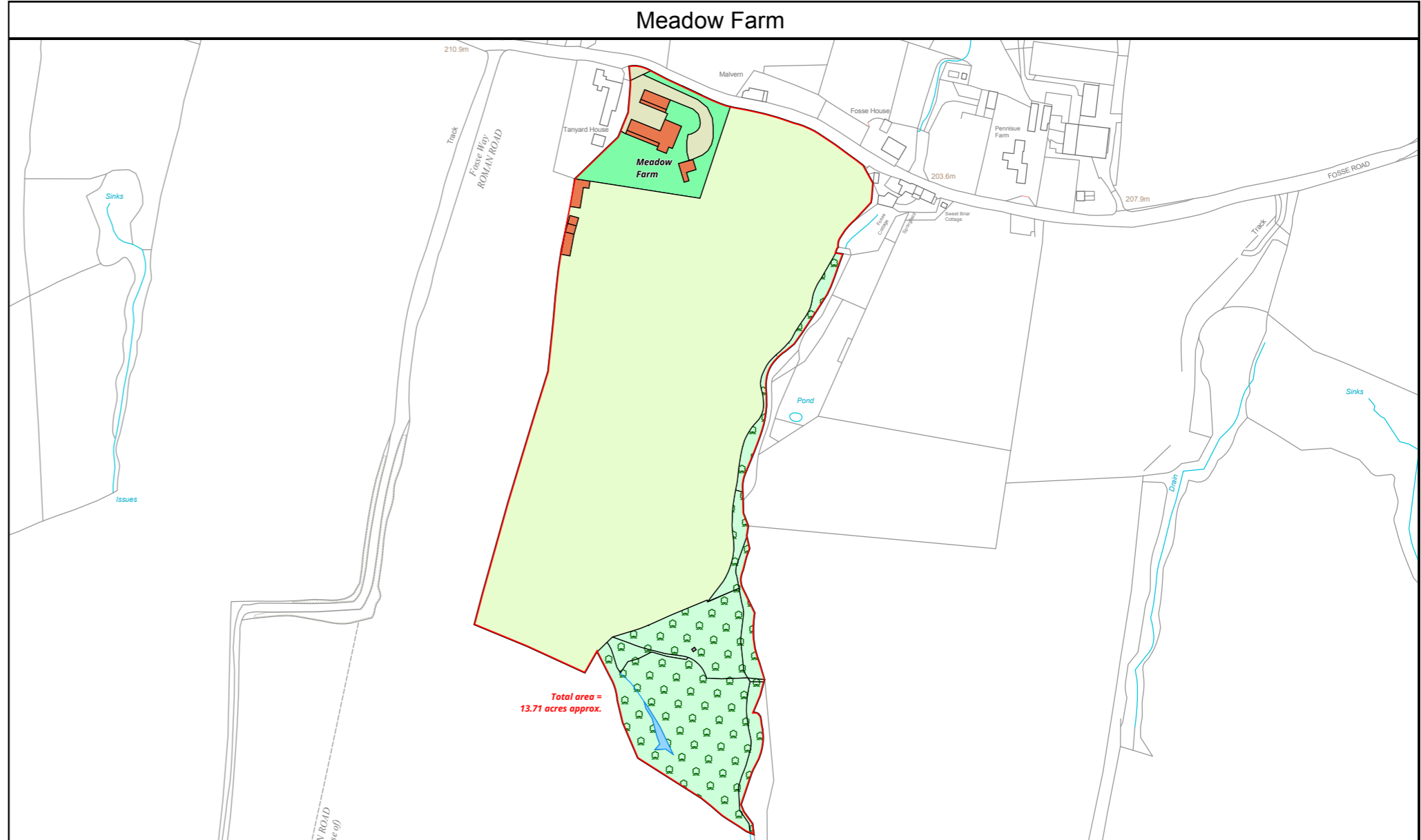


Outbuilding



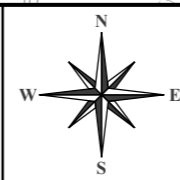
Outbuilding





Total area = 13.71 acres approx.

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Date: 06:03:26
 Drawn By: CW
 Scale: 1:3000 @ A4
 Plan Ref: 20762

Title: **Meadow Farm**

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We would be delighted
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