

LODESTONE



River Farm, Lower Godney





River Farm, Lower Godney

BA5 1RZ

Guide Price £1,100,000

5

Bedrooms

2

Bathrooms

4

Receptions

PROPERTY FEATURES

- Beautifully updated Georgian farmhouse
- Highly versatile family home
- 5 bedrooms located over two separate floors
- Well proportioned reception rooms offering flexibility
- Charming walled courtyard
- Natural swimming pool and outdoor sauna
- Substantial detached studio building
- Mature gardens and open fields of circa 2 acres
- Vibrant community and close to the renowned Sheppey Inn
- Wonderfully tranquil setting in unique location





Set in the desirable village of Lower Godney, on the banks of the River Sheppey, River Farm is a handsome detached period home believed to date from the early 1800s. Combining elegant Georgian proportions with a wealth of original character, the house has been sensitively updated to create a warm and highly versatile family home extending to over 4,000 sq ft in total, including a substantial detached studio building.

Approached over a shared bridge and tucked away from passing traffic, the property enjoys a wonderfully tranquil setting. The village lane serves only a handful of homes and meanders through some of Somerset's most picturesque countryside between Wells and Glastonbury.

The accommodation is arranged over three floors and provides a superb balance of living and bedroom space, perfectly suited to modern family life. The ground floor comprises of a series of beautifully proportioned rooms, each enjoying its own character and flowing naturally from one to the next.

The main sitting room is particularly inviting, centred around a fireplace and enjoying lovely views across the gardens. Across the hall are two further reception rooms which offer excellent flexibility, currently arranged as a family lounge and children's entertainment space, but equally suited to formal entertaining, a snug, playroom or media room.

A separate study provides an ideal home-working environment, quietly positioned away from the principal living areas. The dining room is a standout space, perfectly designed for both everyday family meals and larger gatherings, with a natural connection to the courtyard and gardens beyond.

The kitchen is well positioned at the centre of the house, linking the principal rooms and providing a practical and sociable space for day to day living. Complemented by two entrance halls, a utility room and cloakroom,





the ground floor combines period charm with a highly adaptable layout, creating a home that is equally well suited to entertaining on a grand scale or relaxed family living.

On the first floor are four well-proportioned double bedrooms together with a family bathroom and separate shower room. Above, the impressive second-floor bedroom occupies almost the entire attic level, creating a remarkable principal suite, guest accommodation or studio space. With exposed timbers and excellent natural light, this floor offers considerable flexibility and could suit a variety of uses.

A particular feature of River Farm is the detached studio building. Arranged as two substantial interconnected rooms, it provides over 470 sq ft of additional accommodation and is perfectly suited as an artist's studio, home office, gym, consulting rooms, creative workspace or potential ancillary accommodation, subject to any necessary consents.

Outside

River Farm enjoys a wonderful connection to its surroundings, with a variety of beautifully designed outdoor spaces that make the most of its peaceful riverside setting. Immediately adjoining the house and accessed directly from the dining room is an attractive walled courtyard, providing a sheltered and private space for outdoor dining and entertaining. Character features include flagstone paving, a timber pergola draped with mature planting, a traditional linney and useful stores, all combining to create a charming extension of the living accommodation. To the south of the house, extensive lawned gardens sweep away towards the paddock beyond, creating a wonderful sense of openness and space.

In recent years the grounds have been thoughtfully enhanced to create a unique wellness-focused environment, centred around a natural swimming pool and outdoor sauna. Together, these features offer an exceptional





setting for relaxation and wellbeing, with the potential to operate as a private wellness retreat, host wellness events, or simply provide an outstanding lifestyle amenity for family and guests.

Beyond the gardens lies a paddock of approximately one acre, bordered by the surrounding countryside and enjoying far-reaching views across the Somerset Levels.

The combination of mature gardens, open grazing land and dedicated wellness facilities creates a highly versatile and increasingly rare lifestyle property in one of Somerset's most sought-after rural locations.

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 and 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 fashionable small town of Bruton which has the very popular restaurant/coffee/bread shop, At the Chapel, the internationally acclaimed 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.

Shools

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

Post code - BA5 1RZ

What3words - puncture.shadowing.bends

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: F

Guide Price: £1,100,000

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 - Additional Photovoltaics

Water Supply: Mains

Sewerage: Private Drainage

Heating: Oil Central Heating - Underfloor 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: Driveway parking and EV charging point

PART C

Building Safety: The vendor is not aware of any building safety issues.

However we would recommend that purchasers engage the services of a Chartered Surveyor to confirm.

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

Rights and Easements: Neighbouring property has a right of way over the driveway and bridge.

Flood Risk: According to the Government long term flood risk website, the property is in an area at a VERY LOW RISK from River/Sea and 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: Band D

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.

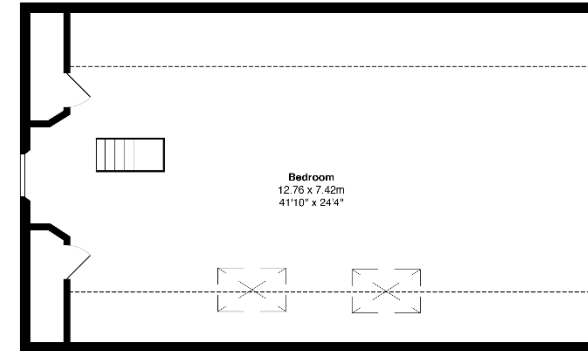
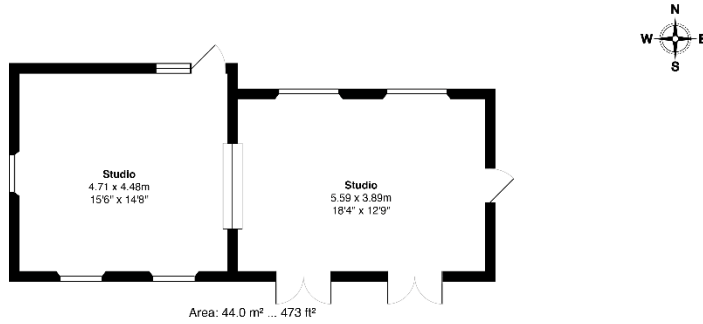


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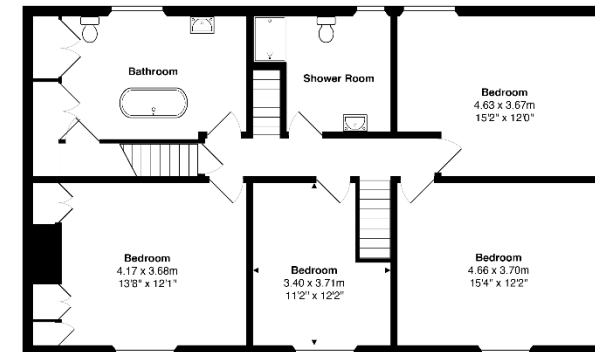
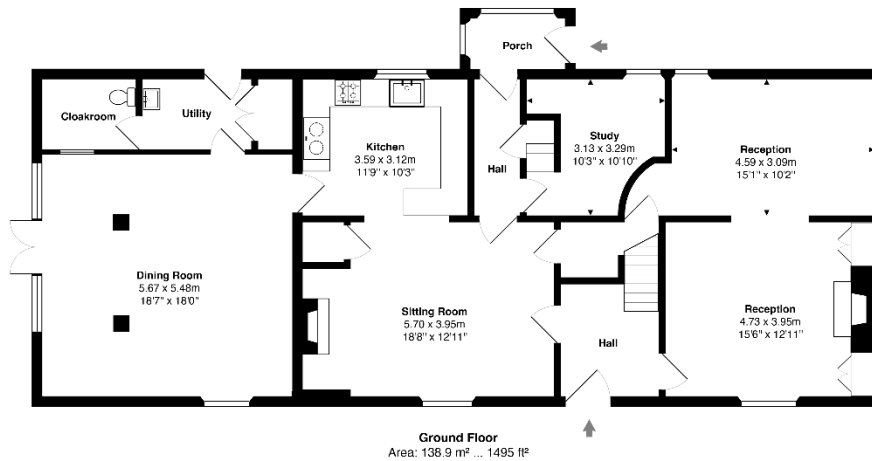
Approximate gross internal floor area of main building - 330.6 m² / 3,559 ft²

Approximate gross internal floor area of main building - 44 m² / 473 ft²

Total gross internal floor area - 374.6 m² / 4,032 ft²



Second Floor
Area: 95.3 m² ... 1026 ft²



First Floor
Area: 96.4 m² ... 1038 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

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

