

LODESTONE



Fir Tree Farm, Lower Godney





Fir Tree Farm, Lower Godney

BA5 1RZ

Guide Price: £750,000

3 
Bedrooms

3 
Bathrooms

3 
Receptions

PROPERTY FEATURES

- Unique character property
- Stunning south facing courtyard
- Pretty garden with an additional 1 acre including a productive orchard
- Three bedrooms
- Additional studio / garden room and further outbuildings
- Beautiful French Conservatory
- Vibrant and active community
- Within easy reach of Wells, Glastonbury and Wedmore





Fir Tree Farm, dating back to the 1700s, is a step into a world of quintessential period features, quirky additions and creative reimagining and repurposing of materials with the overall effect being incredibly unique and charming.

The tone is set in the entrance hall with vaulted ceilings, exposed beams and French windows beckoning through and drawing attention to the rear terrace and gardens. To the left is the triple aspect sitting room. With wintery focus on a fabulous fireplace with log burner, and in the warmer months attention shifting to the south-facing gardens with direct access via pretty French doors. Above the sitting room sits the guest wing with a comfortable bedroom and bathroom providing a private retreat and accessed via a staircase built from reclaimed wood. To the right of the entrance hall is a charming rustic kitchen. With wood flooring and an eclectic mix of furnishings creating a very warm and functional space. The kitchen truly is the heart of this home with it serving as the focal point for accessing the conservatory and gardens beyond, the utility room / cloak room and the more formal dining room to the front of the property.



The dining room is a showcase to the property's heritage with flagstone floors, exposed beams and open fireplace for ambience in the cooler months. With views to the front gravelled courtyard and glimpses of the stunning wisteria dressing the entrance to the house, this is an impressive setting for formal occasions or more intimate occasions alike. A useful study is accessed from the dining room enjoying an outlook to the front of the property.

Two generously sized double bedrooms are located above this wing of the property. Both offer lovely views either to the Mendips to the front or over the rear garden, orchard and fields beyond.

Exposed wooden beams and feature windows of either stained glass or small gothic window provide a sprinkling of charming character. These bedrooms share a family bathroom.





The conservatory to the rear of the property has been curated with glass doors and gothic windows imported from France. The effect is stunning.

Outside

A vibrant Magnolia tree commands centre stage within the rear gravelled courtyard. This is the setting of many an idyllic spring and summers day, whether it be a peaceful morning coffee awakening to bird song or a summers evening as the sun sets over the fields beyond. Flowing from the courtyard is the prettiest of partially walled gardens, south facing and with a serene rural outlook. Featuring an abundance of mature plantings of shrubs, trees and perennials and opening onto river frontage.

A small bridge leads across to a productive orchard including conference pear, plums, crab apples, hazelnut, walnut, gooseberries, quince and apple. The perfect setting for a summer picnic. Totalling approximately an acre, Fir Tree Farm provides a haven of peace and tranquillity and offers the possibility of a wholesome lifestyle with ample space for vegetable growing and other rural activities.

Outbuildings

Fir Tree Farm offers a number of useful converted former agricultural buildings.

The Garden Room

A studio / Garden Room sits within the walled garden. With French windows and doors on three sides, this really is a room in the garden. With the added benefit of power and a bathroom with shower, this is a lovely space for guest accommodation or just enjoying the garden setting.



The Potting shed

A Potting Shed is conveniently nestled in the garden, offering a useful space for those with keen green fingers.

Games Room / Stable Block

A games room with a view! A former agricultural building has been converted into 3 sections: A games room which overlooks the garden; a log store (formerly stables); and a garage. This building is situated to the front of the property running down to the garden.

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.

Directions

Postcode: BA5 1RZ

What3words: Steer.glides.willpower

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: E

Guide Price: £750,000

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

Water Supply: Mains Supply

Sewerage: Private 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: Garage and additional 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: We're not aware of any significant/material restrictions, but we'd recommend you review the Title/deeds of the property with your solicitor.

Rights and Easements: There is a right of access from the south end of the properties land, across the neighbouring property to the nearest lane.

Flood Risk: According to the government website (<https://check-long-term-flood-risk.service.gov.uk/risk#>) VERY LOW RISK of flooding from rivers and seas and surface water

Coastal Erosion Risk: N/A

Planning Permission: N/A

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

Energy Performance Certificate: E

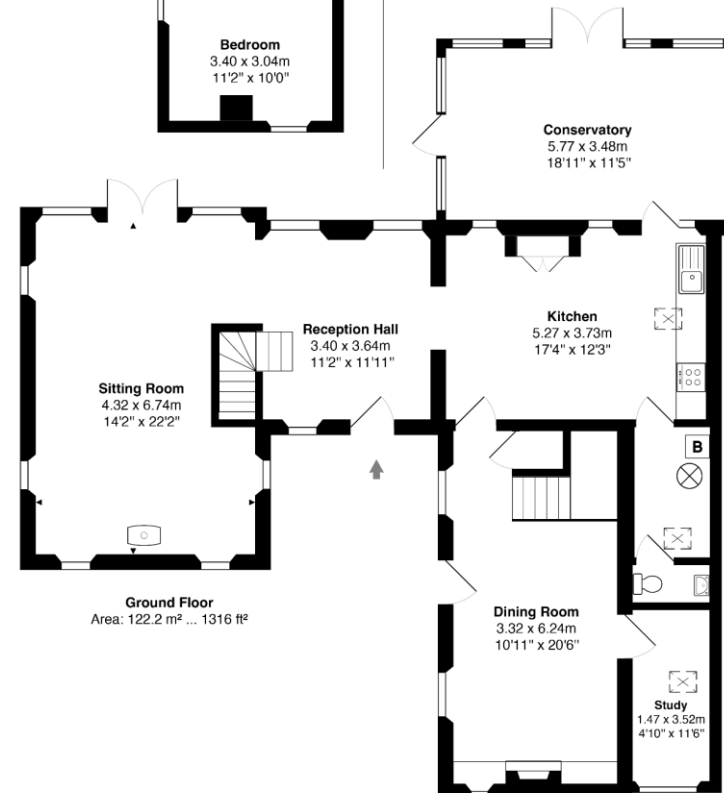
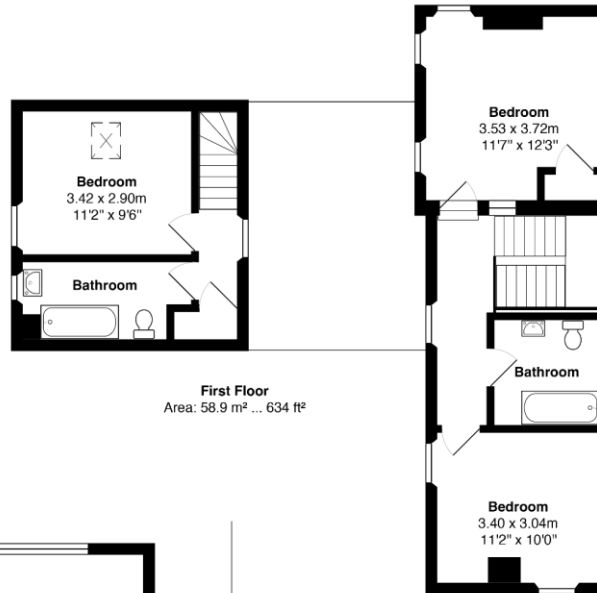
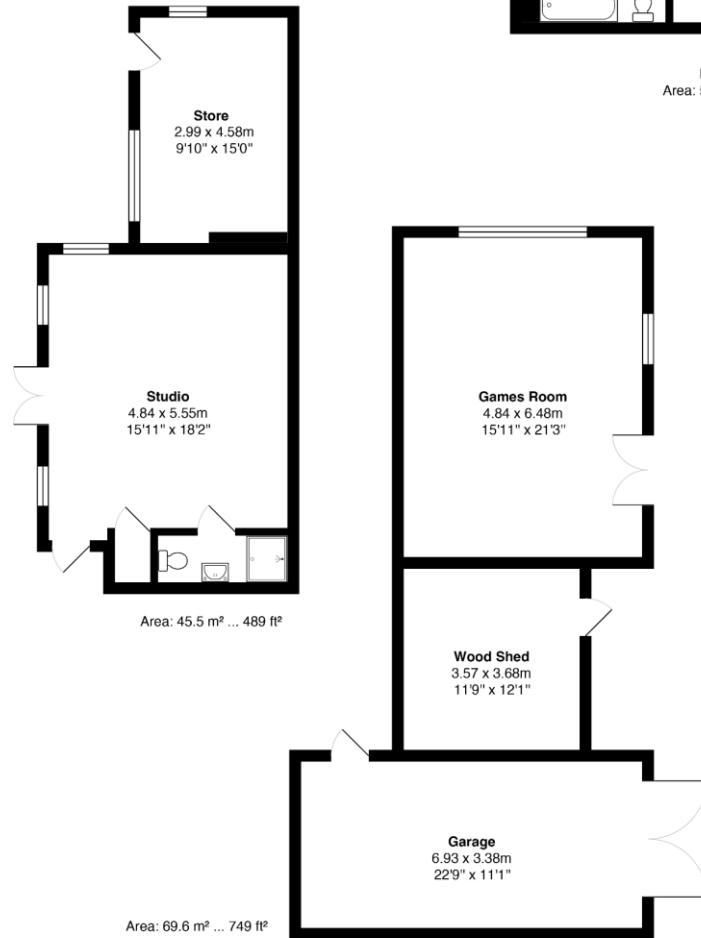
No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot 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.



Fir Tree Farm, Godney

Approximate gross internal floor area of main building
- 181.1 m² / 1,950 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.

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