

Dean Street Farm

Dean, Somerset, BA4 4RZ



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A charming detached former farmhouse with pretty gardens and far reaching country views.

Entrance Hall • Cloakroom • Drawing Room • Sitting Room • Music/
Family Room • Kitchen/Breakfast Room • Utility Room • Scullery
6 Bedrooms • 3 Bathrooms • Mezzanine Study

Outside

Garage and Home Office/Hobbies Room • Driveway • Gardens

EPC = E

Description

Dean Street Farm is a charming detached Georgian farmhouse, built in an attractive local stone and retaining many of its period features. The property boasts 3,600 sq ft of accommodation arranged over 3 floors with the opportunity to convert part of the home into a self-contained area, potentially creating a 1 or 2 bedroom apartment (subject to any necessary permissions).

The large and welcoming entrance hall with impressive flagstone floor and ashlar walls leads to the principal ground floor accommodation, including a drawing room with wood-burning stove, parquet floor and shuttered window, a spacious sitting room also with shuttered window, music/family room, practical utility room, scullery and an impressive kitchen/diner with a stunning contemporary glass and oak extension and well-appointed newly fitted kitchen.

To the first floor are four double bedrooms (two with en suite shower room), a large family bathroom and mezzanine study area with views down to the kitchen area below. Stairs lead to the second floor where there are two further bedrooms.

The home also benefits from uninterrupted country views to the front and rear, flexible well-appointed accommodation and is well situated between two market towns.

Outside

The approach is via a shared farm track that leads into the property. The gated gravel driveway with large turning area leads to a detached double garage with twin up-and-over electric doors and access through to a home office or hobbies room with extensive storage above. There is also a secondary door to the garden at the rear. The gardens are to the front and rear of the home and laid predominantly to lawn with well-stocked flower beds. There are far-reaching country views to the front, creating a perfect setting for al fresco dining on the terrace. The private rear gardens are enclosed by a large stone wall.



Situation

Dean is a hamlet a short distance from the charming village of Cranmore, home of the East Somerset Steam Railway. It is situated approximately 5 miles from the market town of Frome, 4 miles from Shepton Mallet and 13 miles from the musically-acclaimed Glastonbury.

The Cathedral city of Wells is just over 9 miles away, the Georgian city of Bath with its fine architecture and cosmopolitan feel is about 16 miles away and Bristol with its international airport is 22 miles away. Rail links can be found nearby at Frome, Castle Cary and Westbury with services to Bath, Bristol and London. There are many places of interest, leisure facilities and fine educational establishments (both private and state) within the district, as well as the popular members' club Babington House (which is part of the Soho group) and the recently opened Hauser & Wirth gallery in Bruton.

Directions

Leave Frome on the A361 heading towards Shepton Mallet and continue on this road, going straight over the roundabout at Marston Gate and Nunney Catch. You will pass the turning for Cranmore on the left hand side. On entering the hamlet of Dean, take the first left onto the shared driveway opposite a turning on your right. The property can be found at the very end of the farm track.

General Remarks & Stipulations

Tenure

Freehold.

Services

Mains water and electricity. Private drainage. Oil-fired central heating

In accordance with Consumer Protection from Unfair Trading Regulations (CPRs) and the Business Protection from Misleading Marketing Regulations (BPRs), please note that the working condition of any of the services or kitchen appliances have not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

Local Authority

Mendip District Council: Tel: 0300 303 8588 or www.mendip.gov.uk

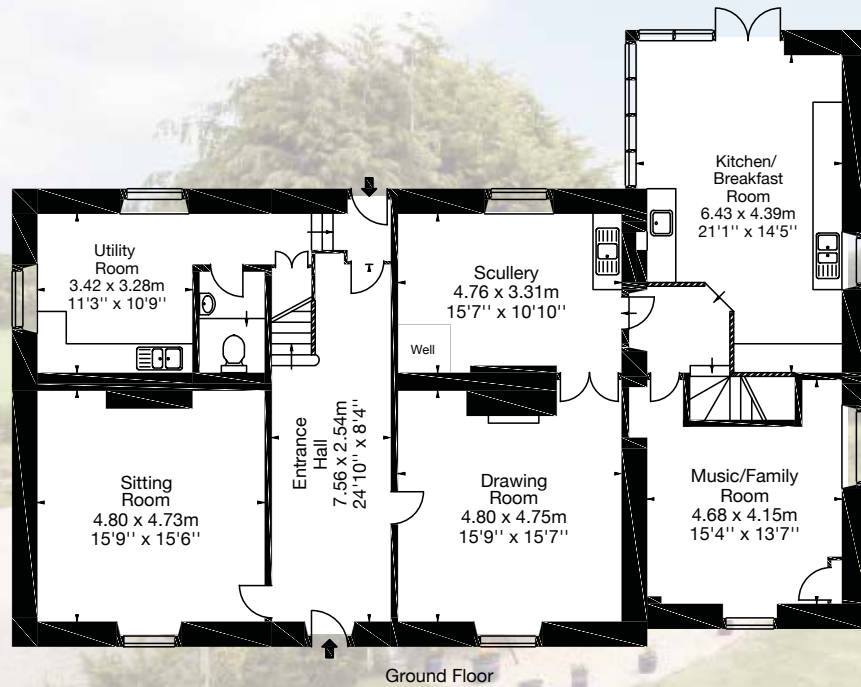
Viewings

Strictly by appointment with Savills.



Dean,
Shepton Mallet, BA4
Approx. Gross Internal Area
3642 Sq Ft - 338 Sq M

Out Buildings
Approx. Gross Internal Area
729 Sq Ft - 68 Sq M
(Including Garage)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
A	93-100		
B	81-92		82
C	69-80		
D	55-68		
E	39-54		47
F	13-38		
G	1-12		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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