Fosse House Farm, West Lydford TA11 7DW

£750,000 Freehold
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6 2 7 7.1acres EPC D

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Description
A substantial detached property which has been well maintained by the present owners to offer spacious and flexible accommodation over 2 floors.

Currently being run as a successful bed and breakfast, Fosse House Farm also offers a self contained annex and there is further potential for anyone wishing to create a smallholding or equestrian centre as the property sits in approximately 7.1 acres of good, level land.

The property is entered through the front door leading into the entrance hall with staircase rising to the first floor. All downstairs accommodation can be accessed via the entrance hall.

The spacious sitting room is light and airy with an inglenook fireplace housing a wood burning stove, bi folding doors lead into the dining room and from both rooms doors lead into the good sized conservatory which overlooks the formal gardens.

The heart of the house is to the rear of the property and the dual aspect, farmhouse kitchen/breakfast room offers a range of fitted wall and base units with granite worktops over. There is a large utility room to the rear of the property with a stable door out into the yard. In addition there are 2 ground floor bedrooms, both having en-suite facilities.

To the first floor of the property is a good sized landing with 4 good sized bedrooms, all with en-suite facilities and a large attic room which could easily be converted. From the first floor there are views across open countryside.

From Castle Cary, proceed west on the B3153 through the villages of Clanville, Alford and Lovington until reaching the traffic lights on the A37 at Lydford On Fosse. Turn right onto the A37 and continue along this road for approximately 1 mile and the property will be found on the right hand side.
Outside
The property is approached from the A37 and provides ample parking and turning areas. There are formal gardens to the front which are predominantly laid to lawn with a large feature pond, good sized vegetable gardens and encompassed by mature hedging. Further gardens are found to the side of the property with a variety of mature fruit trees, shrubs and bushes, well stocked flowerbeds and borders, paved and decked seating areas and a greenhouse.

At the rear of the property you will find a large yard area with numerous agricultural and domestic outbuildings housing hay barns, pig sty, stables and car port. Access from the yard leads to both fields and is ideally set up for equestrian use with plenty of room for schooling and ménage. The land is encompassed by hedging and fencing with views across neighbouring countryside and beyond.

West Lydford enjoys proximity to major transport links. Amenities within close proximity include the Cross Keys Inn serving meals and Real Ales, and a petrol station with attached convenience store. A broader range of everyday amenities can be found in Castle Cary and Somerton. Transport links are excellent.

The A37 is easily accessible facilitating road travel to Bristol and Bath to the North and joining the A303 to the south. The M5 can be joined at Taunton (J25). A mainline rail station in Castle Cary 5 miles away offers regular services to London (Paddington), Bristol and Bath. The area has a variety of state and independent schools including Bruton/Kings Bruton, Millfield at Street, Hazelgrove at Sparkford and Sherborne Schools all within easy reach.

AS REF: 22061 SEPTEMBER 2018

Local Information West Lydford

Local Council: Mendip District Council
Council Tax Band: G & A
Heating: Gas fired central heating
Services: Private drainage and mains electricity
Tenure: Freehold

Motorway Links
- A303/M3
- M5

Train Links
- Castle Cary
- Yeovil

Nearest Schools
- Hazelgrove
- Castle Cary