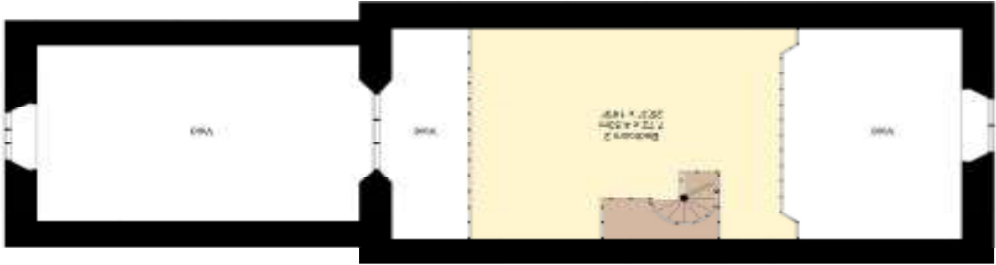
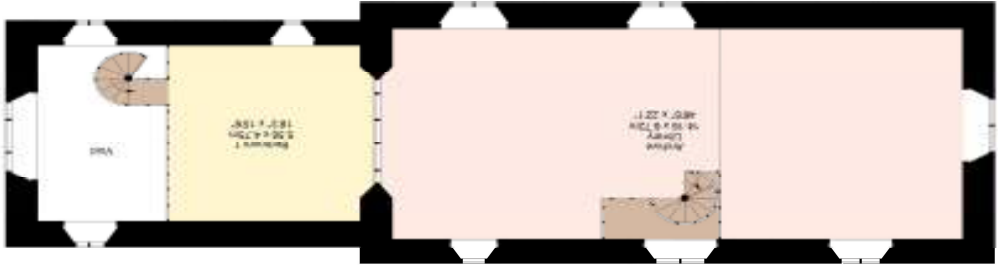
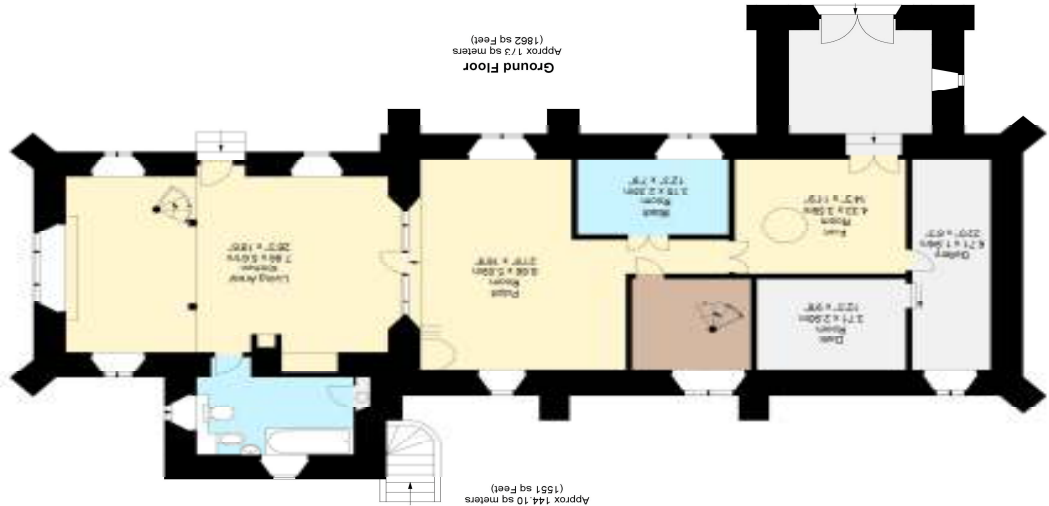


IMPORTANT NOTICE  
These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



TOTAL APPROX. GROSS INTERNAL AREA 461.17 SQ.M 4964 SQ.FT.  
Bulky Item For Information Purpose Only. Not To Scale





### Description

Built in 1846 with an unusual circular grave yard, possibly an ancient mound, this important historic building is adorned with magnificent decorative carvings and retains almost all of its original features, including stained glass windows, carved stone pulpit and font, studded doors and a unique 'Minton' tiled floor of Fleur de Lys and oak, designed especially for St Edmunds. With accommodation arranged over three floors you are able to appreciate all its intricacies and details from all levels with galleried space of the first and second floors.

The accommodation currently consists of a large open plan kitchen/dining and living space with large stained glass windows, the pulpit room complete with carved stone pulpit with crocketed niches. The front room complete with ornate octagonal font. A doorway leads into the vestibule with part glazed doors overlooking the grounds and countryside below. A partially panelled gallery then leads into a dark room studio. There is a downstairs bathroom and a separate, part finished, wash room.

From an enclosed lobby a cast iron spiral staircase leads to the west side of the first floor, an impressive room with magnificent rafters, truss bracket bosses, and stained glass windows. A further spiral staircase leads up to the second floor. The second floor area has balconies at both ends designed to allow a view from one end of the church to the other. The second spiral staircase leads to a bedroom area overlooking the main living area.

### Outside

The church is approached by cobbled stone steps up to the front of the building. A studded oak door leads into the living area, or, alternatively, access to the church is by the impressive stone porch into the vestibule and font room. Set within a circular plot large pennant slabs encircle the church and the grounds slope gently away and enjoy beautiful countryside views.

Parking is in the form of a gravelled parking area.

### Location

Vobster is located approximately half a mile from the popular village of Mells, which continues to be one of the most sought after villages in the area. The village offers a junior school, a public house of excellent reputation and local Post Office/shop. The Country House Hotel of Babington House is within just a few miles and the market town of Frome is within a short drive. The cities of Bath and Bristol are both within commuting distance, and private schools are to be found in Wells, Bath, Cranmore and Stratton on the Fosse.

### Agents Note

The Sellers own a paddock of about 5 acres, which could be available by separate negotiation, at a guide price of about £100,000.

### Tenure

Freehold.

### Services

Private (septic tank) drainage, electricity and BT are connected.

### Local Authority

Mendip District Council, Cannards Grave Road, Shepton Mallet, Somerset BA4 5BT  
Tel: 0300 303 8588

### Heating

Rayburn and radiator.

### Council Tax Banding

To be confirmed.

### Directions

From Frome pass through the village of Mells heading towards Vobster and Babington House. At the 'T' junction turn left towards Vobster, following the bends in the road. The turning to Vobster Church is about half way down on the right hand side. Follow the gravelled driveway to the parking area.

MDH Ref: 10336 2<sup>nd</sup> October 2014

