

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



HIPPSLEY FARM, EAST END, CHEWTON MENDIP, SOMERSET, BA3 4LX



**Hipsley Farm
East End
Chewton Mendip
Somerset
BA3 4LX**

“Well presented recently renovated 18th Century Farmhouse, boasting excellent views”

Summary

Set within the desirable area of Chewton Mendip lies this restored period farmhouse built circa. 1740, the property boasts well proportioned accommodation with an excellent outlook, together with a range of traditional and modern outbuildings that could be converted to provide additional accommodation (subject to necessary consents).

Set in a total plot of 6.21 acres.





Situation

Hippisley Farm is positioned on the edge of Chewton Mendip, a village and civil parish in the Mendip District of Somerset and is the source of the River Chew. It is situated at the edge of the Chew Valley 4 miles north of Wells, 14 miles south of Bristol and 14 miles from Bath. The Cathedral City of Wells offers local markets twice a week and has many medieval buildings including the Cathedral and moated Bishops Palace. There is a busy local shopping centre, a broad range of societies and activities and excellent State & Private schools including Wells Blue School and Wells Cathedral School. Chewton Mendip, home to the Waldegrave Estate, has a thriving community and a good range of facilities including an excellent primary school, a pre-school, a village shop, a village hall, a church and a pub. There is a bus to the Wells Blue school from the centre of the village. Mainline rail services to London Paddington are available from Bristol and Bath as well as Castle Cary (16 miles). Bristol International Airport is 20 minutes (13 miles) away.

Description

Split over two floors the property enjoys an idyllic location which takes advantage of the superb rural views towards Chewton Mendip. Sympathetically updated and modernised by the present owners to provide well proportioned family accommodation over two floors, retaining many period features typical of the era it was built.

The property is entered via the entrance hall which allows the ground floor accommodation to flow through the home. The Kitchen houses a range of units with granite worktops and a Belfast sink with a large walk in pantry off. Travertine flooring links together the Kitchen and Dining Room with french doors off to the rear garden whilst providing a superb rural view. The kitchen / dining room, playroom, utility, hall and boot room all have underfloor heating. As depicted by the floorplan the entrance hall has doors off to the family room and drawing room that offers a vista similar to that of the kitchen / dining room with further features including exposed stone wall, fireplace and woodburning stove. Further living accommodation beyond the drawing room is a gym with oak flooring, which leads through to the games room with access to the gardens. Also on the ground floor there is a useful cloakroom W.C, rear hall and utility room. A built in Sonos wireless sound system is in all main rooms.

To the first floor there is a master bedroom with en-suite and dressing area. Guest bedroom with en-suite facilities, three further bedrooms serviced via the main bathroom with separate shower.





Outside

Approached via electric wrought iron gates which open onto the driveway that continues past two outbuildings, currently used for storage and workshop, however could easily be converted to provide further accommodation / office space (subject to necessary consents). Beyond this a parking area provides ample parking for a number of vehicles. Further outbuildings include a modern agricultural building and 8 stables along with tack room.

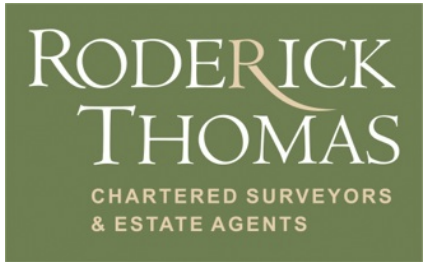
Formal gardens are mainly laid to lawn to the rear of there property, with a useful patio perfect for alfresco dining accessed off the kitchen / dining room. Orchard beyond and two further fields.

Total plot approximately 6.21 acres.

Directions

From our office in Wells take the A39 towards Bristol and continue for approximately 2 miles. At the Green Ore traffic lights continue straight ahead. Before entering the village of Chewton Mendip take the turning on the right into East End Lane. The property can be found after a short distance along on the right hand side as identified by our for sale board.





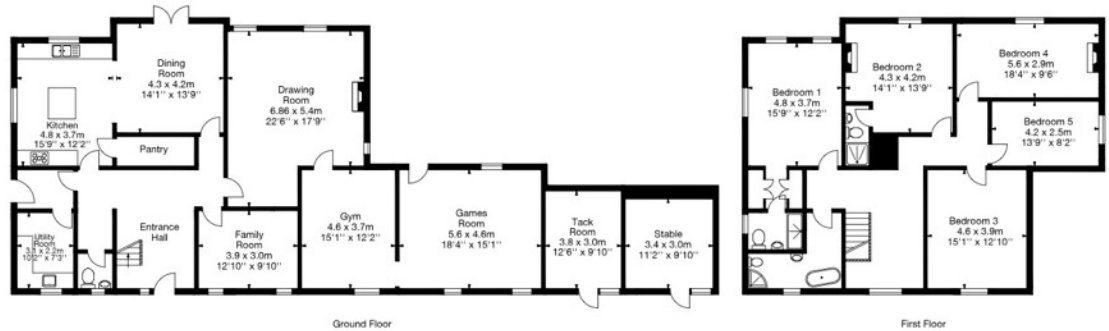
Hippisley Farm,
Approx. Gross Internal Area
3426 Sq Ft - 318 Sq M

Out Building 1
Approx. Gross Internal Area
1476 Sq Ft - 137 Sq M

Out Building 2
Approx. Gross Internal Area
1254 Sq Ft - 116 Sq M

Stables
Approx. Gross Internal Area
1596 Sq Ft - 148 Sq M

Garage
Approx. Gross Internal Area
1143 Sq Ft - 106 Sq M



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IMPORTANT NOTICE

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VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

