



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

Hillfield Farm, Mearcombe Lane, Bleadon, North Somerset, BS24 0NZ



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£2,650,000

A rare and exclusive opportunity to acquire an elegant country estate with exceptional Somerset countryside views. Hillfield Farm is set in circa 15.42 Acres of sloping agricultural pastureland, woodland and beautiful gardens, and occupies a privileged and elevated position on the prestigious Mendip Hills, within an Area of Outstanding Natural Beauty (AONB). This phenomenal freehold property comprises a commanding four bedroom, four bathroom main house, a two bedroom, two bathroom self-contained annexe, and an extensive outbuilding which provides a versatile space which is currently being used to house the current owner's classic car collection. On approach, via a beautiful country lane through the trees, you are greeted by electronically operated gates leading to the main driveway, with a further block paved courtyard style area, providing ample off-street parking; a grand entrance which sets a magnificent first impression of the scale and sophistication of the property. The main dwelling is truly remarkable, briefly comprising a tremendous kitchen / dining room with bi-folding doors leading out to the patio and rear garden, a cosy living room with an impressive fireplace and wood burning stove, a light and bright garden room, study, games room, utility / boot room and a cloakroom. Stairs rise to the first floor accommodation which includes four generously sized bedrooms, all with their own en-suites, with the master bedroom including a further cloakroom and a gorgeous dressing room; prepare to be impressed. The two bedroom annexe is also beautifully presented and includes a kitchen / breakfast room, living room, cloakroom, two bedrooms and two bathrooms. Mature and extensive gardens surround the property; to the rear of the main house, there is a superb patio area, idyllic for entertaining and relaxing, with raised brick walling, flower beds and impressive steps rising up to the lawn area. Further sloping lawns and various mature hardwood trees surround this most tranquil garden at the borders. A wonderful summer house and timber decked area with power supply points and lighting provide a relaxing and secluded setting to enjoy the spectacular views. The entire plot sits on approximately 15.42 Acres with a mix of well-managed, sloping, agricultural pastureland and a woodland area to the Southern boundary. EPC Rating C71 and D66, Council Tax Band G.

- An elegant, freehold, four bedroom hillside country estate with a two bedroom annexe
- With approximately 15.42 Acres of mixed mature sloping agricultural land, woodland and gardens
- Boasting a beautiful country lane leading up to a private gated driveway, creating an impressive entrance
- Extensive stone built outbuildings, offering a superb space for agricultural activities, garaging and a workshop
- The two bedroom self-contained annexe provides an ideal additional income potential or accommodation for extended family
- Nestled amongst the Mendip Hills, within an Area of Outstanding Natural Beauty (AONB), enjoying far-reaching countryside and coastal views
- A 'once in a lifetime' opportunity to acquire an outstanding property set in beautiful Somerset countryside





Accommodation

Entrance

On approach to the property, there are steps rising to a hardwood timber entrance door and fixed double glazed windows into vestibule area.

Vestibule

Hardwood flooring, vaulted ceiling feature with a 'Velux', double glazed skylight window, internal glazed door and step up to hallway.

Hallway

An inviting entrance area with stone flooring throughout, a superb storage/cloak cupboard, doors to principal rooms, understairs storage cupboard, a timber framed double glazed window, skylight window, two radiators, ceiling spotlights.

Cloakroom

Low level W/C, wash hand basin, timber framed double glazed window, radiator, ceiling light.

Utility Room / Boot Room

A practical and most useful utility area with a range of wall and floor units with worktops and tiled splashbacks, inset ceramic sink, space and plumbing for appliances, timber framed double glazed window and timber stable style door, two useful built-in storage cupboards, floor standing oil fired boiler, ceiling light.

Games Room / Playroom

Timber framed double glazed window, radiator, timber beam features, ceiling spotlights.

Living Room

A charming and cosy main living area with an impressive fireplace and wood burning stove, timber framed double glazed window, radiator, built-in comms cupboard, timber beam features and ceiling spotlights, steps leading down to sun room.

Garden Room

Prepare to be impressed, with a vaulted ceiling feature, fantastic aluminium double glazed fixed window panels and sliding doors, offering a spectacular view and leading onto a terraced area, with air conditioning and underfloor heating.

Kitchen / Dining Room

Wow, a truly magnificent 'hub of the home', with flexible and open plan living, a spectacular space to enjoy home life. With stone flooring throughout, a well presented range of wall and floor units with quartz worktops over, fantastic hardwood breakfast bar feature, a wonderful four-oven electric fired 'AGA' with a four-burner gas hob, integrated dishwasher, wine cooler, and space for American style fridge freezer, fitted pantry style cupboard and cooking island, inset stainless steel sink and a ceramic double sink. A light and bright dining area with aluminium double glazed bi-folding doors leading out onto the rear garden area, with various timber framed double glazed windows and part-vaulted ceiling feature with 'Velux' double glazed skylight windows, ceiling spotlights and ceiling lights, door to study.

Study

Hardwood flooring, timber double glazed patio doors onto rear garden area, window to side, ceiling spotlights.



Stairs with Timber Balustrade Rising from Entrance Hallway to First Floor Landing

First Floor Landing

Doors to first floor rooms, a timber framed double glazed window, built-in airing cupboard housing hot water tank, roof access hatch, radiators, ceiling lights.

Master Bedroom

A commanding double bedroom with dual aspect features, offering tremendous views, two timber framed double glazed windows and double doors onto rooftop, fitted drawers, dressing table feature, radiators, wall lights, ceiling lights, door to cloakroom, built-in storage cupboard with hanging rail, air conditioning.

Cloakroom

Tiled flooring, low level W/C, wash hand basin over fitted vanity unit, heated towel rail, extraction fan, ceiling spotlights.

Dressing Room

An excellent range of well fitted wardrobes, drawers and hanging rails, fitted radiator bench, timber framed double glazed window, door to en-suite, ceiling spotlights.

En-suite Bathroom

Tiled flooring and well appointed, part-panelled walls, dual aspect, timber framed double glazed windows, step up to a contemporary roll top bath, dual wash hand basin over fitted vanity units, super walk-in style shower with glass screen, heated towel rail, extraction fan, ceiling spotlights.

Bedroom Two

A wonderful double bedroom with a timber framed double glazed window, fitted wardrobes and storage, radiator, ceiling spotlights, wall lights, door to en-suite shower room.

En-suite Shower Room

Wood effect laminate vinyl tile flooring, low level W/C, walk-in style shower with tiled walls and glass screen, floating style wash hand basin, heated towel rail, mirrored wall light, extraction fan, ceiling spotlights.

Bedroom Three

Dual aspect timber framed double glazed windows, two radiators, door to en-suite bathroom, roof access hatch, wall and ceiling lights.

En-suite Bathroom

Wood effect flooring and tiled walls, low level W/C, wash hand basin over vanity unit, heated towel rail, panelled bath with shower and glass screen over, timber framed double glazed window, useful storage cupboard, ceiling spotlights.

Bedroom Four

Three timber framed double glazed windows offering a dual aspect, radiators, wall and ceiling lights, door to en-suite shower room.

En-suite Shower Room

Low level W/C, wash hand basin and pedestal, walk-in style shower, tiled walls, useful storage cupboard, extraction fan, heated towel rail, ceiling spotlights.





Two Bedroom Annexe

A charming, two bedroom annexe, providing flexible living arrangements or potential additional income.

Entrance

A timber door leading into hallway area.

Hallway

Wood effect laminate flooring, fixed timber framed windows, door to living room and cloakroom.

Cloakroom

Low level W/C, wash hand basin over vanity unit, timber framed double glazed window, radiator, ceiling light.

Living Room

Two timber framed double glazed windows, radiator, steps leading down to kitchen area, stairs rising to first floor landing, ceiling light.

Kitchen / Breakfast Room

A lovely main kitchen area with tiled flooring, a range of wall and floor units with worktops over, four-burner gas hob with oven under and extraction hood over, two oven 'AGA', timber framed double glazed windows, space for appliances, ceiling spotlights, door to rear hallway.

Rear Hallway

Tiled flooring, timber double glazed door to exterior, ceiling spotlights.

First Floor Landing

Doors to principal rooms, timber framed double glazed window, roof access hatch, ceiling spotlights.

Shower Room

Low level W/C, enclosed shower, wash hand basin over vanity unit, heated towel rail, timber framed double glazed window, ceiling spotlights.

Bedroom Two

Timber framed double glazed window, radiator, wall and ceiling lights.

Bedroom One

Part-sloping ceilings, timber framed double glazed windows, a useful walk-in dressing room cupboard, door to en-suite, radiator, ceiling spotlights.

En-suite Bathroom

Tiled flooring, panelled bath, low level W/C, walk-in style shower, wash hand basin over vanity unit, radiator, heated towel rail, part-sloping ceiling, eves storage cupboards, extraction fan, ceiling spotlights.



Outbuildings

A stone building currently used to house the current owner's classic car collection, with an impressive, vaulted ceiling feature, various timber framed windows and timber pedestrian door leading to the main driveway area. Served by three phase power, heating, lighting and a roller shutter door for access. The building also benefits from a separate store room, kitchen and W/C facilities. A separate external door leads you to a cellar style storage room and another to a log store / store room. The agricultural barn has been used for the maintenance and storage of the vendor's classic car collection for more than twenty years.

Outside

Driveway

As you approach the property, you are greeted by a set of electronically operated gates, setting the scene for this impressive home. The main tarmac driveway leads you to the side, rear and outbuildings, with a block paved courtyard style area, providing ample off-street parking.

Gardens

Mature and extensive gardens surrounding the property. To the rear of the main house, there is a marvellous slab patio area, idyllic for entertaining and relaxing, raised brick walling, flower beds, and impressive steps rising up to the lawn area. Further sloping lawns and various mature hardwood trees are at the borders. To the front of the property is a block paved courtyard area with lawns, pathways lead you to access doors to workshop and annexe. A wonderful summer house and timber decked area with power supply points and lighting provide a relaxing and secluded setting to enjoy the views.

Agricultural Land

The entire plot sits on approximately 15.42 Acres. With a mix of well-managed, sloping, agricultural pastureland and a woodland area to the Southern boundary. The land is accessed by various entrance gates from the driveway and garden areas, with water troughs.

Please Note

Mearcombe Lane is a public highway and ends at the entrance of the vendor's land. Please note there is a bridal path over the vendor's private lane (before the gate) and leads up the Eastern boundary of the land.

Services / Heating / Hot Water System

The main house is served by an oil fired boiler, with an oil tank located in the rear garden. The annexe is served by a separate oil fired boiler, positioned in the workshop, served by the same oil tank in the garden. An oil to air blower heater serves the workshop which is served by another oil tank positioned at the rear of the workshop. The hob burners in both main house and annexe are served by propane gas bottles. Mains electric and water.

Private Drainage System

The property is served by a private drainage system / septic tank.

Tenure

Freehold.







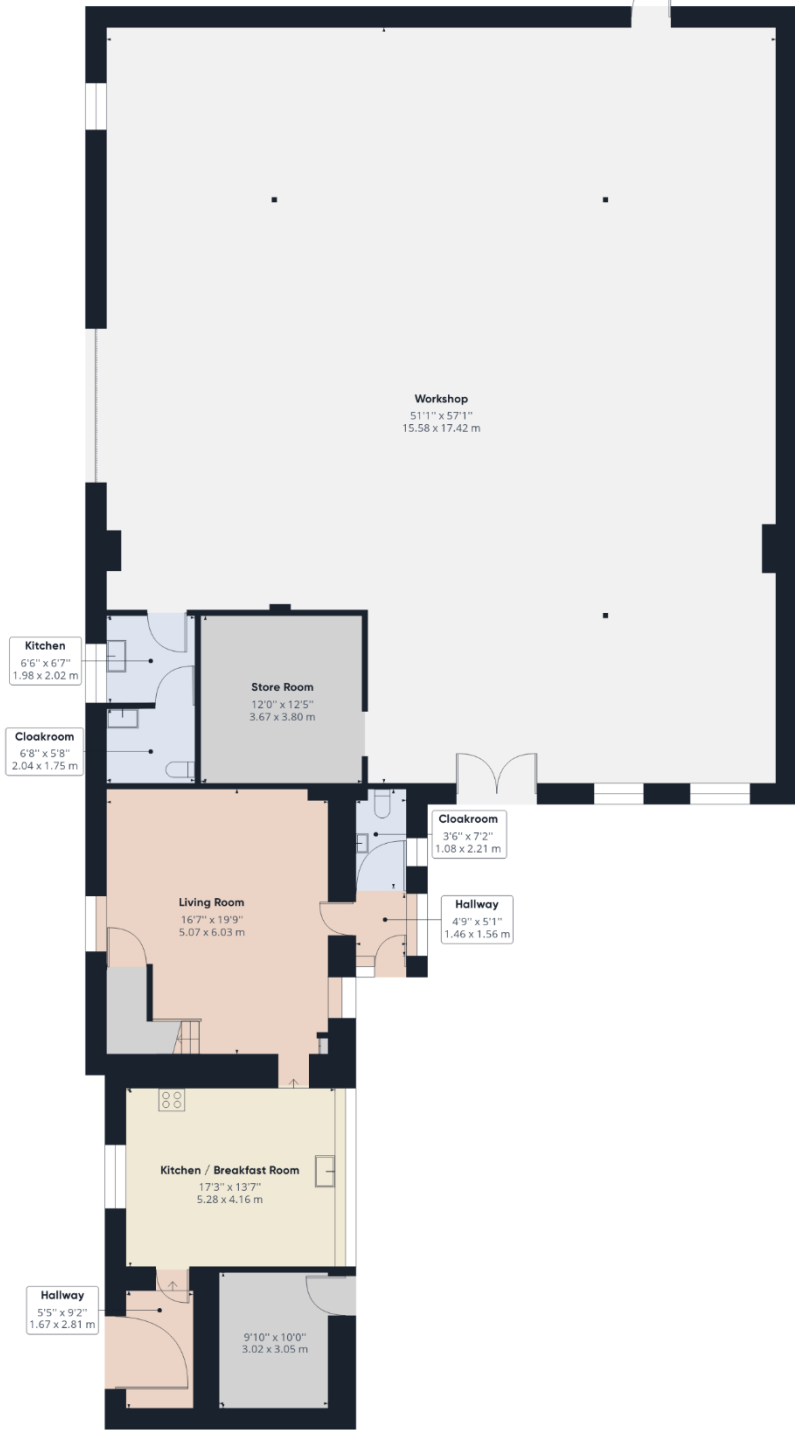




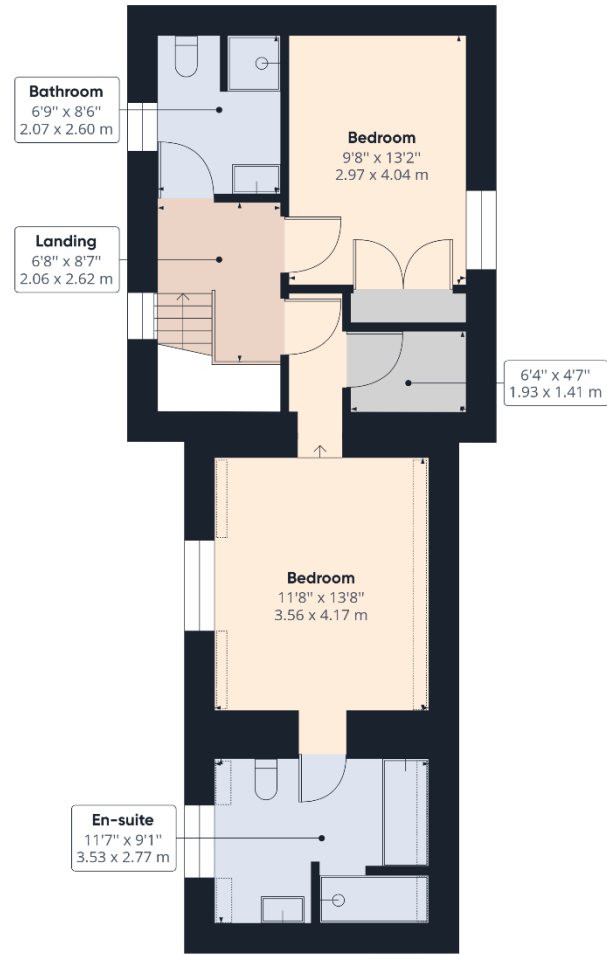








Floor 0 Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾

4286.31 ft²
398.21 m²

Reduced headroom

31.46 ft²
2.92 m²

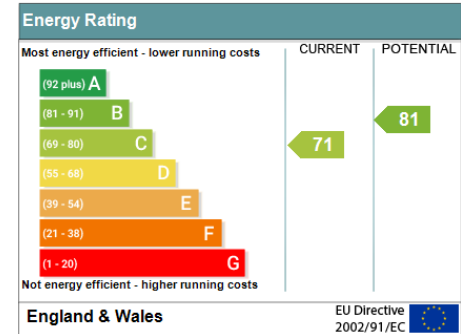
(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

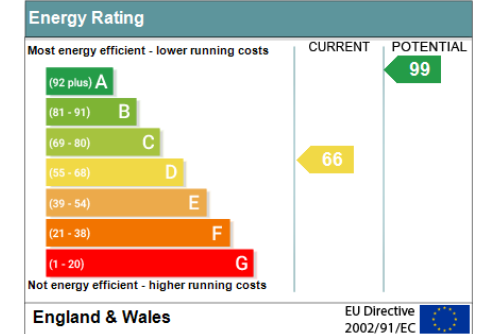
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

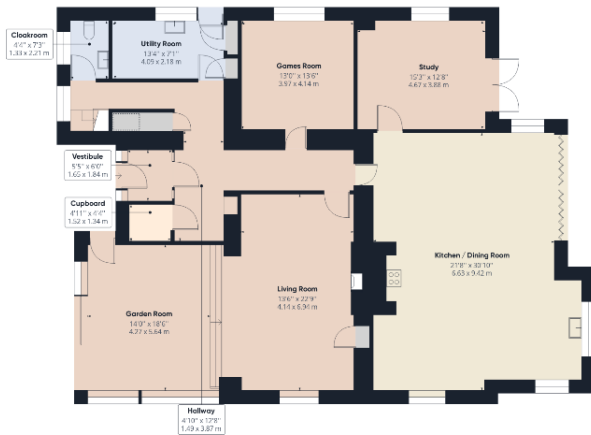
GIRAFFE360

Address: Hillfield Farm, Mearcombe Lane, Bleadon, WESTON-SUPER...
RRN: 0310-2636-6250-2227-3771



Address: The Annexe, Hillfield Farm, Mearcombe Lane, Bleadon, WE...
RRN: 3500-3767-0222-1024-3573





Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

3716.53 ft²
345.28 m²

Reduced headroom

7.55 ft²
0.70 m²

(1) Excluding balconies and terraces

⌌ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Location

Being placed on the outskirts of the charming country village of Bleadon is most desirable for prospective residents. Local facilities include Bleadon village country store & Post Office, a cafe, two garages, a hair and beauty therapy centre, and three pubs providing food and drink. Doctors' and dentists' surgeries are found at nearby Weston-super-Mare. The 700-year-old church of St Peter & St Paul stands proudly at the heart of the village and welcomes all to its regular services. The thriving Coronation Hall has a full events calendar; rarely a day goes by without some social activity in the two halls. Within minutes of leaving the Coronation car park you can be walking one of many delightful footpaths that will lead you around the Parish. From demanding climbs to the top of the Mendips, an area of outstanding natural beauty, to easy-going riverside trails. For the commuter there is access to the M5 at Junction 21 for those travelling North, but there is also access to the M5 at Junction 22 for those who are travelling South. Railway stations at Weston-super-Mare and Weston Milton are also accessible.



Company Registration No. 08744483 VAT No. 173 8517 84

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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