

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



HALL FARM, SAND ROAD, WEDMORE, SOMERSET, BS28 4BZ



**Hall Farm
Sand Road
Wedmore
Somerset
BS28 4BZ**

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“A superb character farmhouse situated within walking distance of Wedmore. Set within a total plot of over a third of an acre and superb two bed annex”

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Well proportioned family accommodation over 3000 sq. ft.
(excluding annex and outbuilding).

Detached two bed annex

Brilliant school catchment

Total plot 0.37 acres

Generous parking and outbuildings





Situation

Originally named 'Vadomaer' after one of the Saxon leaders, 'Wedmore' is a delightful Somerset village. West of Wells (8.8 miles) and South of Bristol (22 miles). Located within the heart of the village you will find the well attended Grade I listed Church of St. Mary. Day to day amenities are available within the village together with an excellent selection of boutique shops, a post office, butchers, chemist, delicatessen, restaurants, public houses and tea rooms.

A wide range of leisure activities are available locally including Golf, Tennis, Bowls, Football, Cricket, Horse riding in Badgworth or even Sailing at Cheddar reservoir. There are a number of local events throughout the year to fill ones social calendar.

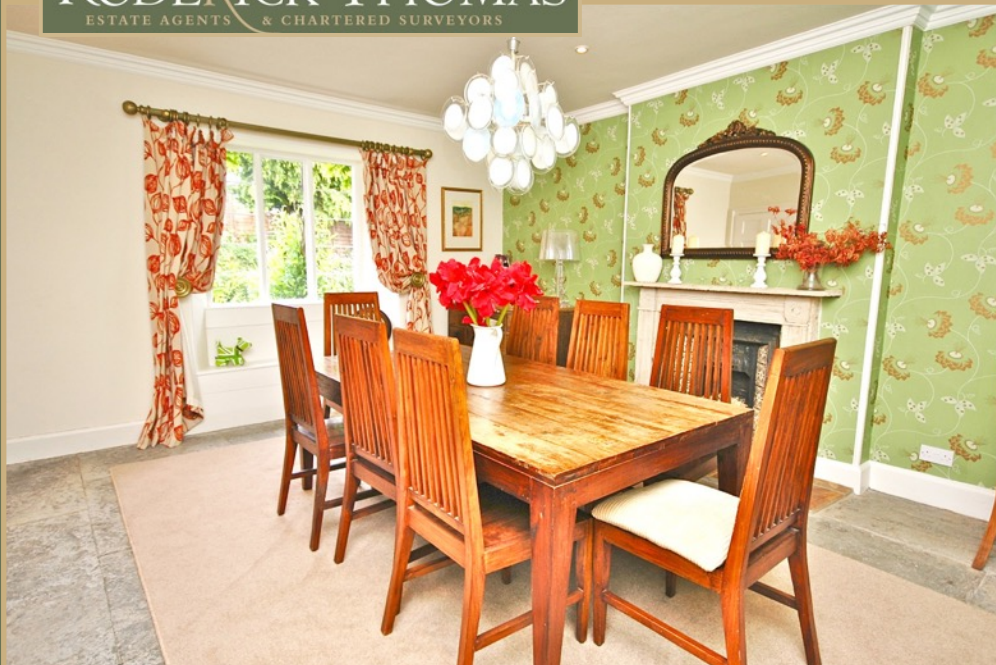
The Cathedral City of Wells (8.8 miles) and Bristol (22 miles) host a wide range shopping facilities. Highbridge train station operates a direct train line into London Paddington with motorway access at Junction 22 of the M5.

Description

Hall Farm is a substantial Grade II listed residence located within the highly desirable village of Wedmore. With flexible internal accommodation of over 3000 sq. ft and further benefiting from a two bed detached annex. Set within a total plot of 0.37 of an acre.

Built Circa. 17th Century with some 19th Century alterations Hall Farm retains many period features. You are greeted by an attractive stone frontage, the property and is entered via the wooden front door into the hall with flagstone floor and doors off to the principal rooms. The dining room with ornate stone fireplace inset cast iron tiled fire and flagstone floor which continues through to the drawing room opposite, further features a cross beamed ceiling and superb inglenook fire, this inturn leads through to a fantastic family room/ study that has a range of built in units. The kitchen to the rear houses a range of hand made bespoke units with granite composite worktops, triple AGA and wood floorboards. Also located on the ground floor is a useful boiler room with storage and a laundry room with plumbing for washing machine and space for tumble dryer.





First Floor

The first floor comprises superb light and bright master suite together with large dressing area and ensuite including separate shower and bath. Three further bedrooms serviced via two bathrooms one with shower the other with bath.

Second Floor

As depicted via the floorplan on the second floor there is further bedroom with large ensuite and dressing area which would lend itself perfectly for a guest suite.

Outside

To the Western boundary of the property is a large two bedroom detached barn which could provide a useful income or accommodation for a relative. There are two bedrooms, an open plan kitchen and sitting room with a bathroom and separate cloakroom. On the first floor there is a open plan Mezzanine currently used as a storage area and accessed by a wooden staircase. Opposite the annex is a further workshop which has light and power with an adjoining open barn for storage and parking.

The gardens are located in a wonderful aspect with views over the village the gardens have been well landscaped over the years. Mainly laid into two large lawned tiers with mature borders, stone walling and a large patio area (perfect for alfresco dining). Set within a total plot of 0.37 acre.

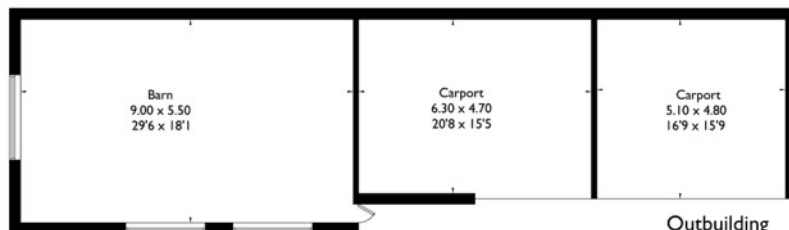
Directions

From Roderick Thomas proceed up Church Street, past the Church turning left onto Glanville Road. At the roundabout turn right. Proceed Sand Road where the property can be found a short distance along on your left hand side, denoted by our For Sale board.

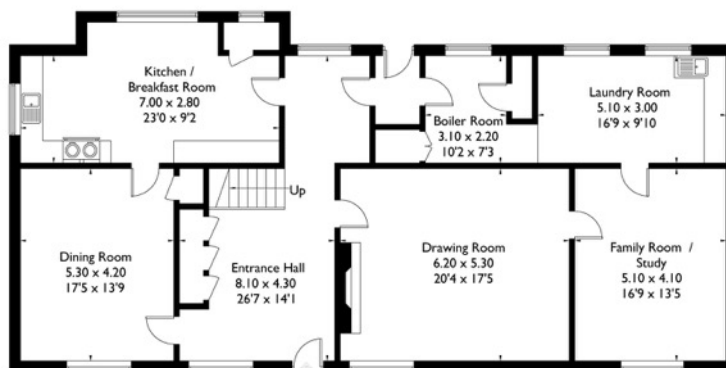


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Approximate Gross Internal Area
Main House = 282.4 sq m / 3040 sq ft
Barn Floor = 129.0 sq m / 1389 sq ft
Outbuilding = 100.6 sq m / 1083 sq ft
Total = 512.0 sq m / 5512 sq ft



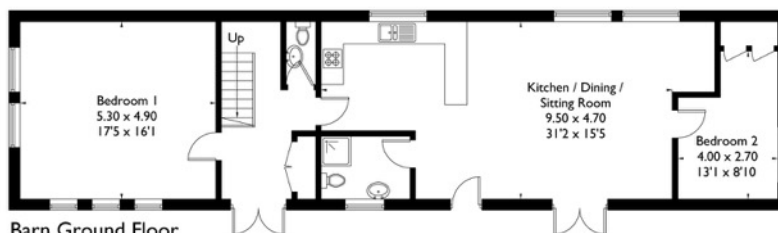
Second Floor



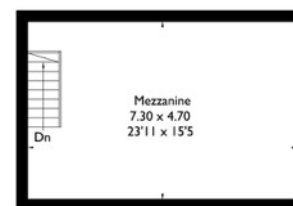
Ground Floor



First Floor



Barn Ground Floor



Barn First Floor

Job Ref: 173435

Illustration for identification purposes only. The plan has been created using previous drawings as reference material, therefore the accuracy of information cannot be guaranteed. Not To Scale.

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