



Upper Milton Farm; Milton, Near Wells



A delightful 17th century former farmhouse with ancillary accommodation and land in an Area of Outstanding Natural Beauty one mile from Wells.

Summary of Accommodation

Ground floor Reception hall | Sitting room | Dining room | Inner hall
Kitchen/breakfast room with AGA | Utility room/kitchen 2 | Boot room

First floor Principal bedroom with en suite bathroom | Two further bedrooms
Family bathroom

Second Floor Study landing | Two bedrooms (one with an en suite bathroom)

Adjoining annexe – The Old Stables

Ground Floor Hall | Kitchen | Sitting room

First Floor Two bedrooms | Study landing

The Studio - Open plan bedroom/sitting room with kitchen area | Shower room

The Grounds and Outbuildings

Stone and tile double carport | Parking for a number of vehicles
Stone and tile workshop | Stone and tile stable | Greenhouse
South-facing walled garden | Mixed orchard | Copse | Paddock

In all about 3.3 acres

Distances

Bristol 20 miles | Wells 1 mile | Bristol Airport 15 miles | Blagdon Lake 10.5 miles
Chew Valley Lake 9 miles | Bath 19 miles (Distances are approximate).





The Property

Milton is a most attractive hamlet comprising stone period houses and cottages and is situated on the southern slopes of the Mendip Hills only about one mile north of Wells. Upper Milton Farm is in a lovely rural setting backing onto farmland and has views to the wooded Mendip Hills to the north, and to west, to Brent Knoll and the Channel beyond.

Upper Milton Farm dates back to the 1600s and was added to in the 1800s. It is not listed. The present owners purchased the property in 1995 and have since carried out improvements carefully retaining features appropriate to the property. The kitchen/ breakfast room with AGA was re-sited and fitted with a bespoke painted wood kitchen, bathrooms were replaced and have oak floors and slate floors have been laid in the rear hall and utility room. In addition, the old stables were converted into an annexe and a detached stone and tile building converted into a studio.

The interior has a lovely warm and friendly atmosphere with comfortable ceiling heights, window seats and there are many original oak doors with iron latch furniture. The sitting room is a most atmospheric room with a Jetmaster fire fitted in a period fireplace and French doors open to the south-facing garden. The dining room has a large stone inglenook fireplace with original bread oven and log store and is fitted with a log burning stove on a flagstone hearth. The kitchen/ breakfast room has French doors opening to the walled garden.

The first floor has three double bedrooms, one with an en suite bathroom and a further family bathroom. There is a large landing, ideal for use as a study area on the second floor which also has two double bedrooms with vaulted ceilings, one with an en suite bathroom.





The Old Stables

The Old Stables is two storey and attached to the north of the house and is self contained and is currently let on a shorthold tenancy. The ground floor has a hall, kitchen with integrated appliances, sitting room with log burning stove and shower room.

The first floor has two bedrooms and a study landing.

The Studio

The Studio is situated on the northern perimeter of the orchard with a lovely outlook of the orchard. It is single storey and has an open plan bed/sitting room with log burning stove, kitchen area and a separate shower room.

Outside

Upper Milton Farm is approached between double farm gates which open on to a wide long drive leading to a detached double stone and tile carport. There is parking for a number of vehicles. From the drive a pedestrian gate opens to a courtyard with a stone and tile workshop and leads to the side entrance of the house. A walled garden at the front of the house has lawn with planted borders.

The delightful south-facing garden is walled. It has been designed for all year around colour, texture and interest. Immediately outside the sitting room and breakfast kitchen is a cobbled and stone paved stone area. There are deep shaped borders planted with a variety of ornamental shrubs and plants. A level lawn is interspersed with many specimen trees including, Magnolia, Silver Birch, Acer, Cherry, and fir. There are climbing shrubs including roses. A pedestrian gate opens into a small copse. The mixed walled orchard adjoins the garden to the east and has vehicular access from the drive. There is a variety of apple, two walnut trees, damson, pear, greengage, mulberry, quince, and plum.

The walled paddock of about 2.1 acres, with stone and tile stable, adjoins the orchard to the south and has vehicular access either through the orchard or from Milton Lane.

In all the property extends to about 3.3 acres.





Directions (BA5 3AH)

From the Wells direction leave on the A39/Bristol Road and turn left into Ash Lane and immediately right into Old Bristol Road. Follow the road for about one mile and the entrance to Upper Milton Farm is seen on the right hand side.

Property information

Services: Main water and electricity are connected. Oil fire central heating to the house. Electric heating to The Old Stables and Studio, with each having a log burning stove. Private drainage.

Local Authority: Mendip Council Tel : 01749 673091

EPC's: Upper Milton Farm: F

The Old Stables: E

Council Tax Band: F

Viewing: Strictly by appointment only with agents Knight Frank.



Approximate Gross Internal Floor Area

Upper Milton Farm = 274 sq m / 2,952 sq ft

The Old Stables = 92 sq m / 994 sq ft

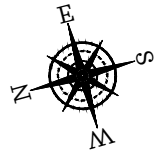
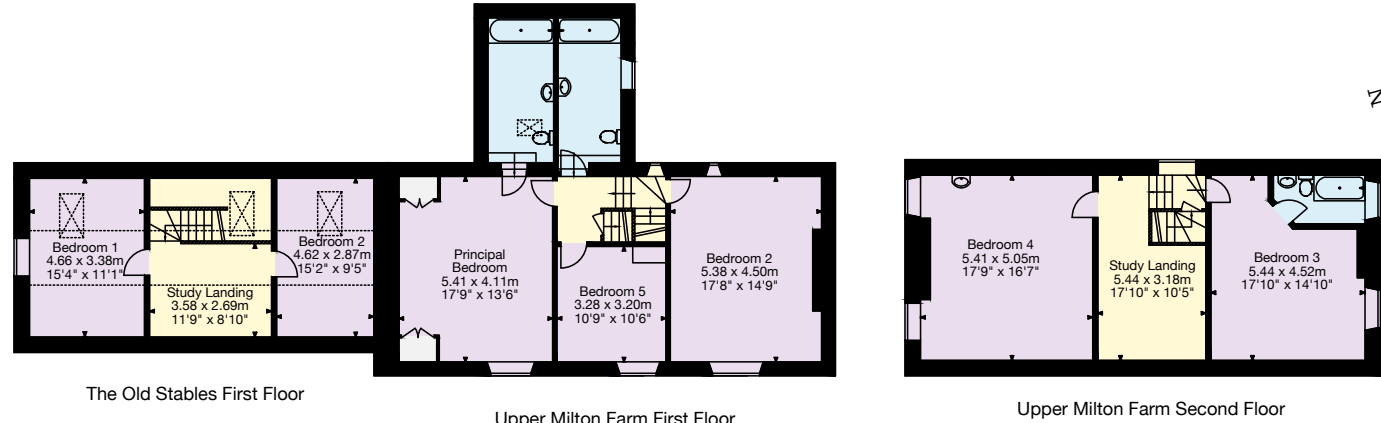
Studio = 34 sq m / 366 sq ft

Carport = 42 sq m / 457 sq ft

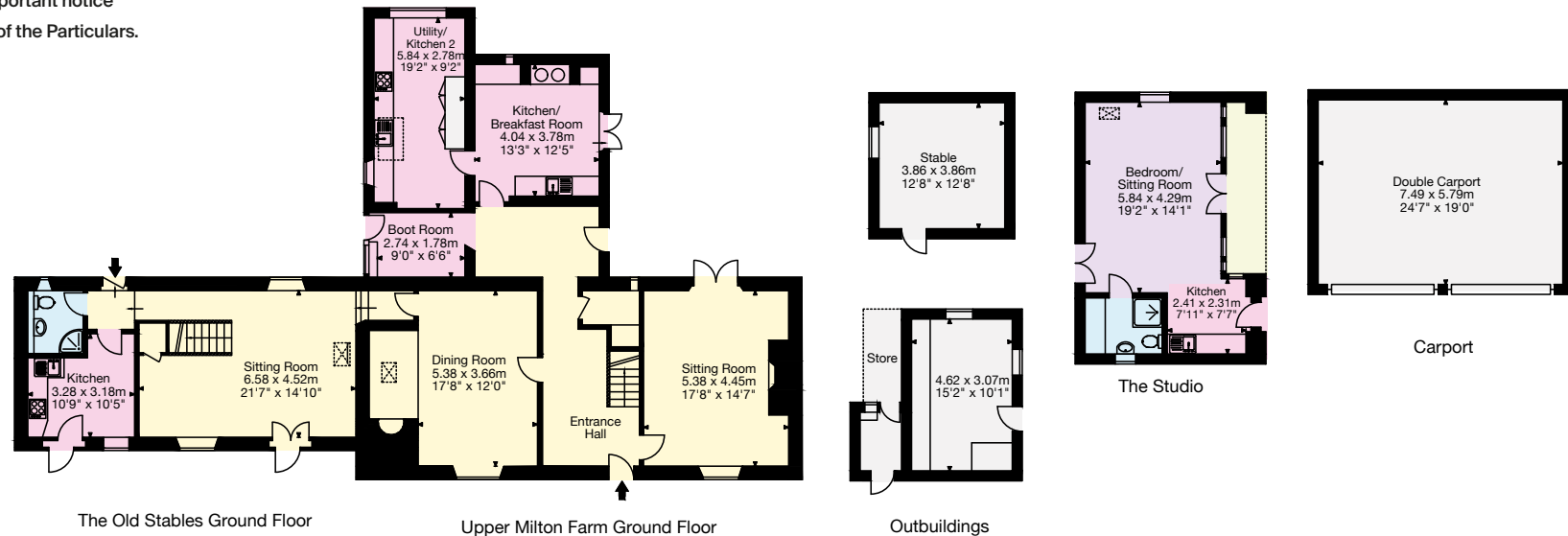
Outbuildings = 32 sq m / 345 sq ft

Total Area = 474 sq m / 5,114 sq ft

(Including areas of restricted height)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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