

Hillfield Farm, Bleadon, Somerset





An exceptional hillside house **nestled amongst the Mendip Hills**, with beautiful views of the far-reaching countryside and coast.

Summary of accommodation

Main House

Ground floor: Entrance hall | Kitchen/dining room | Living room | Garden room | Cloakroom | Utility room | Games room | Study

First floor: Principal bedroom with en suite bathroom and dressing room | Bedroom with en suite bathroom | Two bedrooms with en suite shower rooms | Cloakroom

Annexe

Kitchen | Living room | Cloakroom | Kitchen/breakfast room | Workshop with storeroom | Bedroom with en suite bathroom | Bedroom | Shower room

Outbuildings | Workshop | Gardens | Lawns | Parking

In all about 15.74 acres

Distances

Weston-super-Mare 5.1 miles, Weston Milton railway station 6.2 miles, M5 Motorway (J21) 9.4 miles

Bristol 23 miles, Bristol Airport 29 miles, Bath 31 miles

(All distances and times are approximate)



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Situation

Hillfield Farm is a contemporary house which occupies an elevated position set amongst pastureland, orchards and woodland. The panoramic views from the house and the gardens are outstanding across to the Mendip Hills and coast. The house is approached via an elegant country lane through the trees to impressive private entrance.

Hillfield Farm is found on the outskirts of the charming country village of Bleadon. This village is home to the Bleadon country store and post office, a café, two garages, a hair and beauty therapy centre, restaurants, and three pubs providing food and drink. The 700-year-old Church of St Peter & St Paul stands proudly at the heart of the village, welcoming everyone to its regular services. The flourishing Coronation Hall bustles with a busy events calendar. Doctor and dentist surgeries are found at nearby Weston-super-Mare, as well as schools and the Weston General Hospital.

The communications and transport links at Hillfield Farm are excellent. There is quick and easy access (9.4 miles) to the M5 at Junction 21 for those travelling North and the M5 at Junction 22 if travelling South. The railway stations at Weston-super-Mare (5.1 miles) and Weston Milton (6.2 miles) provide a regular and direct train service into Bristol Temple Mead Station. Bristol International Airport is 29 miles away with many national and international flights.





The property

Hillfield Farm is a unique property which perfectly blends a contemporary house in a beautiful rural setting. The landscape views of the hills and the fields are breath-taking, hence the property name. The house has been designed to enjoy the spectacular views throughout. The ground floor comprises a welcoming entrance hall, a superb open plan kitchen and dining room, living room, study, utility room and cloak room. There is also a spectacular garden room with air conditioning and underfloor heating that sits under a vaulted ceiling and leads to an outdoor terraced area via large sliding doors. There is excellent natural light throughout, maximised by the large windows, glass doors and open plan feel. The first floor includes four generous double bedrooms, all with en suite bathrooms and the impressive principal bedroom includes an en suite bathroom, dressing room and air conditioning.

Annexe

The two-bedroom annexe has a kitchen, living room, cloakroom, and two bathrooms. It is served by three phase power, heating, lighting, and a roller shutter door for access. The annexe is excellent flexible ancillary accommodation which can be used for extended family and guests. The main house and annexe are surrounded by extensive and tranquil gardens. This includes acres of lawns, mature hardwood trees, flower beds, and a superb patio.



Approximate Gross Internal Floor Area

8002.84 sq ft / 743.49 sq m

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.



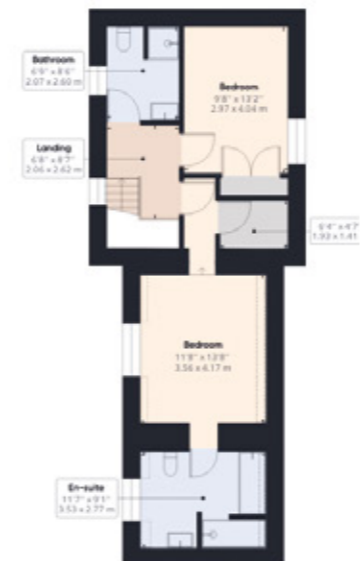
First Floor



Ground Floor



Annexe Ground Floor



Annexe Ground Floor





Outbuildings

The stone outbuildings are currently used to house a classic car collection, however, they offer a superb space for agricultural activities, garaging and a workshop.

Garden and Grounds

The gardens at Hillfield Farm have been thoughtfully designed to provide many sheltered places to enjoy throughout the day. There are lawns, mature trees, colour borders and generous terracing. There is an elegant summer house and timber decked area with power supply points and lighting, that provide a peaceful and private setting to enjoy the panoramic views throughout the seasons

Importantly, Mearcombe Lane is a public highway, which ends at the entrance of the vendor's land. There is a bridal path over the vendor's private lane before the gate and it trails up the eastern boundary of the land.

The land extends to approximately 15.74 acres in total.



Services

Mains water and electricity, oil fired boiler system. Private drainage system.

Property information

Tenure: Freehold

Local Authority: Somerset County Council - <https://www.somerset.gov.uk/>

Council Tax: Band G

EPC Rating: Hillfield Farm – C, Annexe – D

Guide Price: £2,650,000



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2024. Photographs and videos dated July 2023.

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