

# Holywell Farm

Stoughton Cross, Somerset



# A charming Grade II listed Somerset long house with detached cottage, situated in a lovely country setting one mile from Wedmore.

Bristol 22 miles, Wedmore 1 miles, Wells 8 miles, Bristol Airport 14 miles, Bath 26 miles, M5 (J22) 6 miles  
(all distances and times are approximate).



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## Main House

**Ground floor:** Reception hall | Drawing room | Sitting room | Study | Playroom | Dining room | Breakfast room  
Kitchen with Aga | Utility room | Cloakroom

**First floor:** Principal bedroom with en suite shower room | 3 further bedrooms | Family bath/shower room

## Holywell Barn

**Ground floor:** Living room | Kitchen

**First floor:** 2 bedrooms | Bathroom

## Outside

Turning circle | Mixed orchard | Gardens with brook | Double carport | Summer house | Stone and tile  
outbuilding | Workshop



## Situation



Stoughton Cross is about 1 mile from the sophisticated village of Wedmore which has a wide range of shops, societies and sports clubs, public houses, hotel, church and restaurants.



The small and quiet hamlet of Stoughton Cross has a medieval church, a pub, a strong community and a number of historic houses and cottages, all surrounded by lovely unspoilt countryside.



There are several exceptional schools in the area including Wells Cathedral, Kings Bruton, Downside, Millfield School, Sidcot, and number in Bristol and Bath. Holywell Farm is in the catchment area of Kings of Wessex Secondary School and Hugh Sexey Middle School.



## The Property

Holywell Farm is a delightful Somerset long house full of charm and character, and the interior has a wonderful friendly atmosphere. There are beamed ceilings, stone inglenook fireplaces, log burning stoves, window seats, exposed stone wall, flagstone and terracotta floors. The drawing room, sitting room, study and family room all face south overlooking the garden.

The attractive painted wood kitchen is fitted with an Aga, hob, oven, dishwasher and fridge. The breakfast room and dining room are arranged either side and all three rooms overlook the drive and turning circle and look across to the orchard. The rear entrance hall/utility room has a walk-in pantry and freezer.

On the first floor, the 23' principal bedroom has an ensuite shower room. There are three further bedrooms and a family bathroom. The principal bedroom can also be approached over a secondary staircase. The first floor has lovely country views.

## Holywell Barn

Holywell Barn was converted many years ago and provides very attractive and atmospheric accommodation, either for family relatives, home office, or letting. It is constructed of mellow stone under a tiled roof. The well fitted wood kitchen is fitted with hob, oven, dishwasher and fridge, and opens into the living room which is fitted with a log burning stove. French doors open to a garden, with a timber summer house. The first floor has two bedrooms and bathroom.



## Outside

The property is approached through a gate mounted on stone pillars that lead into a large courtyard with turning circle at the rear of the house. The courtyard is formed by the house, cottage, outbuildings and orchard.

The mixed orchard lies to the north of the courtyard, in which lies a detached stone and tile building comprising two lock up stores, once used as garaging. There is vehicular access from the courtyard.

Adjoining Holywell Barn is a large stone and tile lean to workshop. Lying adjacent is a double carport with tile roof.

The gardens lie principally at the front of the house facing south, with a mature Passiflora adorning the south elevation. The garden is laid to a large expanse of lawn with many shrubs, inset beds and established trees including a Weeping Willow. The garden continues to a shallow and slow running brook, over which is a small bridge leading to further natural garden with many mature trees. Fruit trees include apple and fig.

## Property Information

**Tenure:** Freehold

**Council Tax:** G

**EPC:** F

**Guide Price:** £1,250,000

**Local Authority:** Somerset Council

**Services:** Main water and electricity connected. Oil fire central heating to the main house and cottage. Broadband currently provided by Gigaclear.

**Directions (BS28 4QP):** Having turned off the A38 at Lower Weare onto Sparrow Hill Way continue for about three miles in the Wedmore direction. Holywell Farm is seen on the left hand side just before a small T Junction signed Wedmore one mile.

**Viewings:** Strictly by appointment with Knight Frank LLP.

**Approximate Gross Internal Floor Area**

Main House: 296 sq m / 3,186 sq ft

Garage: 26 sq m / 279 sq ft

The Barn: 153 sq m / 1,646 sq ft

Outbuilding: 24 sq m / 258 sq ft

Total Area: 499 sq m / 5,369 sq ft

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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**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 October 2024. Photographs and videos dated September 2024.

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