

Hillview, Heath House, Wedmore, Somerset



A detached well-presented and extended south facing farmhouse with detached barn, orchard and paddock, in a lovely rural setting with superb open views towards the Somerset levels to the south and the Mendip Hills to the North.

Summary of accommodation

Ground floor Reception hall | Sitting room | Family room | Study | Breakfast kitchen/dining room | Preparation kitchen | Utility room | Cloakroom

First floor Principal bedroom with walk in wardrobe and en suite shower room | 4 further bedrooms | Family bath/shower room

Outside Mature garden | Kitchen garden | Orchard | 2 storey detached barn | Paddock
Parking for several cars

Distances

Wedmore 1.5 miles | Wells 7 miles | M5(J22) 10 miles | Bristol Airport 15 miles | Bath 28 miles | Castle Cary Rail Station 21.8 miles (All distances are approximate)

Situation

Heath House is a small hamlet about 1.5 miles south of Wedmore, a thriving and sophisticated village with many interesting shops and boutiques, delicatessen, medical and dental practices, pharmacy, restaurant, cafe, several other local shops, three public houses, sports clubs and a Grade I listed 15th century church. There is a choice of excellent schools including Wells Cathedral, Millfield School at Street, Hugh Sexseys Middle School at Blackford and the Blue School in Wells.









Description

Hill View is believed to date from the mid 1700's. The present owners purchased the property in 2007 when in need of considerable modernisation which included rewiring and re-plumbing, new floors, kitchen and bathrooms.

The attractive alterations and updating have imaginatively combined the character of the cottage with contemporary living. The interior is light and has a warm and friendly atmosphere, with all rooms having a lovely open rural view either to the south or north. There are oak floors, tongue and groove oak doors, exposed roof trusses, an inglenook fireplace, exposed stone walls and a log burning stove in the sitting room and in the reception hall.

In 2007, adjoining two storey outbuildings were converted to provide additional accommodation and more recently in 2023, the kitchen was redesigned and extended to provide a superb open plan bespoke breakfast kitchen with a conservatory style dining room with atrium roof, opening to the garden, with wonderful views. Integrated appliances include induction hob, double oven, dishwasher and sink with hot water tap. Off the breakfast kitchen is a preparation kitchen with matching units and a walk-in cabinet larder.



The comfortable sitting room, study and family room all have stunning views to the south, and the breakfast kitchen/dining room has an extensive open view to Crook Peak on the Mendip Hills.

An oak staircase rises to the first floor with superb views from all rooms. The principal bedroom, with oak floor and exposed roof trusses, has a concealed walk-in wardrobe and an en suite shower room. There are four further bedrooms and a bath/shower room.

Outside

Hill View is approached through double farm gates and over a drive providing parking for several cars, which leads to the detached two storey barn.

The gardens lie principally to the west, north and east of the house all with extensive open unspoilt views. There are large expanses of level lawn, an ornamental pond and beds planted with a variety of shrubs for all year round colour. Trees intersperse the lawn, and include Ash, Walnut, Pear and Bay. Immediately outside the dining room are paved areas with stunning open views, ideal for entertaining. To the west of the drive is a kitchen garden with four raised beds. Beyond is a mixed orchard which includes apple, pear, cherry and plum. enclosed by mature hedgerow.

Adjoining the rear garden and orchard is a level paddock, the total land is 3.22 acres.

The open views are superb and look over miles of farmland to the Mendip Hills.

The Barn

The detached Barn is two storey. It had planning permission from Somerset council to convert, as a whole, with access through the orchard, into a two/three bedroom dwelling with living accommodation on the ground floor. This planning permission lapsed in 2022.

Currently the ground floor of the barn is used as secure garden machinery storage and general stores. On the first floor are three rooms and a former shower room (not connected). This floor has potential for conversion into a home office or holiday let, subject to any planning consents.

Directions (BS28 4UP)

When in Heath House from the Wedmore direction, turn into Keyton Hill sign posted West Ham. Drive for about 100 yards. Hill View is seen as the third property along on the right hand side.





Property information

Services: Main water and electricity are connected to Hill View. Oil fire central heating. Private drainage. No services are connected to the barn. Broadband provided by Truespeed.

Local Authority: Somerset Council

Council Tax Band: F

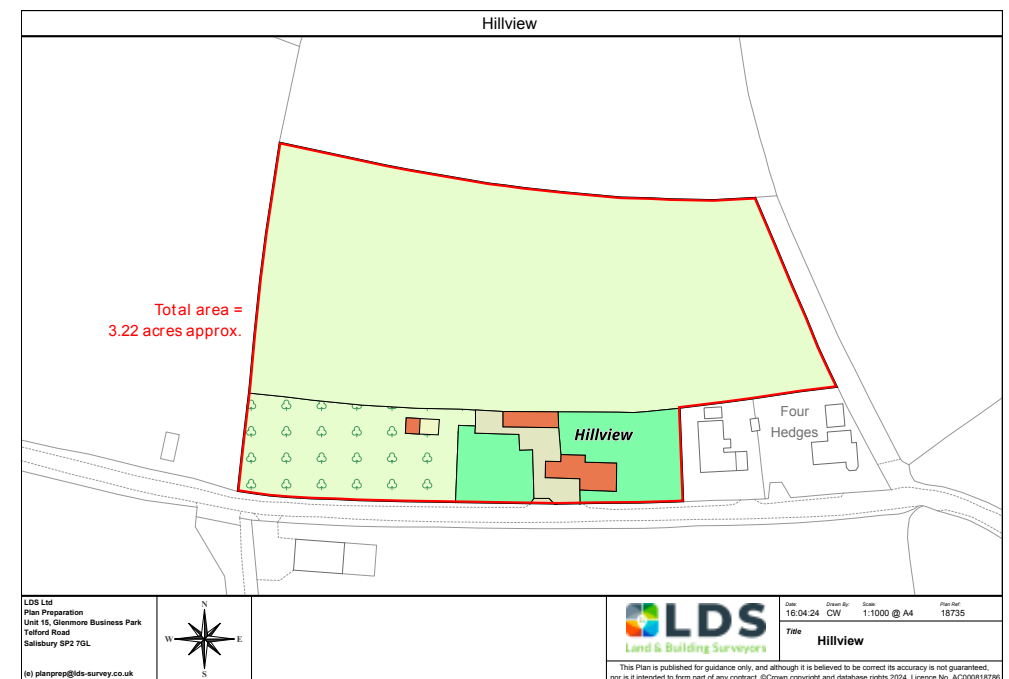
Tenure: Freehold

EPC: D

Guide Price: £1,300,000

Viewings

By appointment through sole selling agent Knight Frank.



Approximate Gross Internal Floor Area

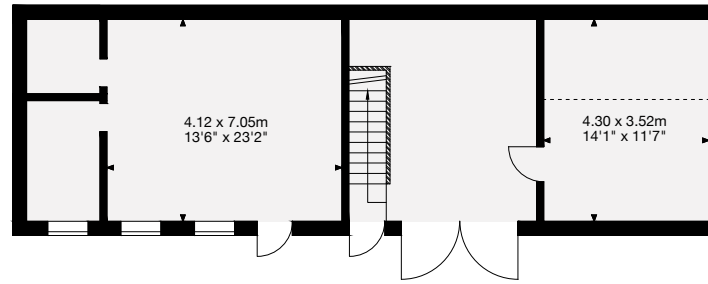
Main House = 258 sq m / 2,777 sq ft

Barn = 109 sq m / 1,173 sq ft

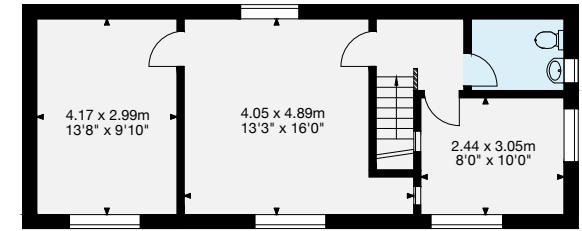
Total Area = 367 sq m / 3,950 sq ft

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.

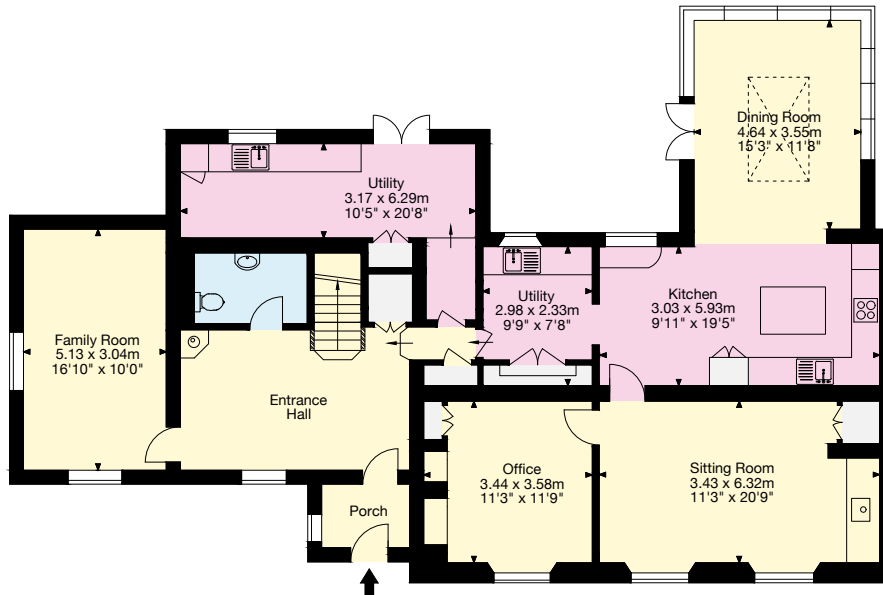
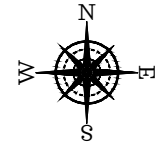


Ground Floor

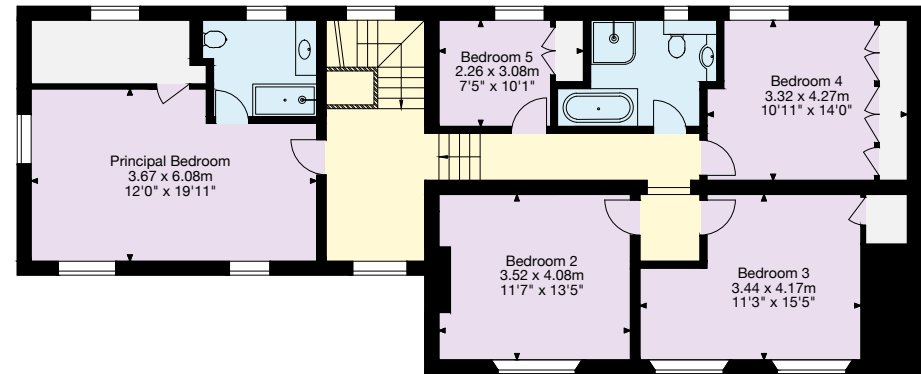


First Floor

Barn



Ground Floor



First Floor

Main House

Knight Frank Bristol

1 The Mall

Clifton

BS8 4HR

knightfrank.co.uk

I would be delighted to tell you more

Robin Engley

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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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