

# Rookery Farm, Green Ore, Near Wells, Somerset

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## A handsome 17th century farmhouse with 72 acres situated in **glorious countryside** on the Mendip Hills.

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It offers leisure facilities, indoor swimming pool complex, adjoining self-contained contemporary annexe, stable block, beautiful, landscaped gardens, modern agricultural buildings together with pasture, arable land and woodland.

### Summary of accommodation

**Ground Floor:** Reception hall with gallery landing | Drawing room | Dining room | Study | Breakfast kitchen/family room | Second entrance | Shower/cloakroom | Boot room | Utility room

**First Floor:** Principal bedroom with en suite dressing room and bath/shower room | Bedroom with en suite shower room | Further bedroom | Shower room | Cinema

**Second Floor:** Bedroom with en suite dressing area and shower room | Bedroom with en suite bathroom

**Adjoining self-contained two bedroom annexe:** Entrance hall | Open plan breakfast kitchen/dining/sitting room | Three bedrooms | Shower room

Leisure complex | Indoor heated swimming pool with sitting area | Gym

CCTV | Electronic entrance gates/intercom system

**Garden, grounds and outbuildings:** Impressive long drive gated approach | Landscaped gardens and grounds | Lake | Triple garage block with office and WC | Large parking enclosure with modern 220 ft steel framed agricultural building | Pasture (54.9 acres) | Arable (17.3 acres) | Woodland | Traditional stable block

In all 72.2 acres



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## Distances

Wells 3.9 miles, Bath 15.6 miles, Bristol 19 miles, Castle Carey Rail Station (London Paddington) 13 miles, Bristol Airport 14.2 miles, Cribbs Causeway Regional Shopping Centre 27 miles (All distances and times are approximate)

## Situation

Green Ore is a hamlet about 4 miles north east of Wells, in the heart of the beautiful Mendip Hills, and in an Area of Outstanding Natural Beauty. Rookery Farm is in a secluded setting and is approached over an impressive long tree lined gated drive. The property sits at the head of its drive commanding wonderful open views over its land and the surrounding undulating countryside.





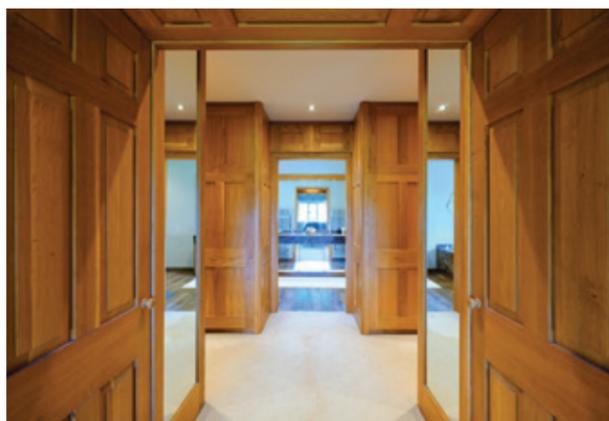
## The property

Rookery Farm is a charming stone built farmhouse with mellow stone elevations and stone mullion windows, and is extremely well presented. It is believed to date from the 17th century and is not listed.

The rooms are well proportioned and light, and the interior has a wonderful warm atmosphere with lovely views over its grounds and land. There are light oak and stone floors, stone fireplaces each fitted with a Jetmaster fire, a part panelled central reception hall with a traditional turning staircase rising to two floors each with a gallery landing, double doors link the reception rooms making the ground floor ideal for entertaining, and the kitchen breakfast room is very well equipped with painted wood units and integrated appliances.

The first floor has a generous gallery landing, the principal bedroom suite with Juliette balcony, two further bedrooms, en suite shower room, further shower room, and cinema (please check that the projector and screen remains). The second floor has two further bedrooms suites.





## The Leisure Complex

The superb leisure complex is accessed off the boot room. The heated pool has a vaulted ceiling with exposed roof trusses. There is a sitting area, and French and folding doors open to the garden and courtyard areas. Adjoining is an excellent gym.

## The Annexe

The excellent and attractive contemporary conversion includes reclaimed oak floors. It was completed to a high specification in 2023 and together with the triple garage below formed the original coach house. It has its own entrance over a cobbled entrance hall, either accessed from outside or from within the main house. There are superb views over the gardens and grounds. The open plan well fitted kitchen/sitting room includes integrated appliances. There are three bedrooms, one of which is currently set up as a study, shower room, and gallery landing.

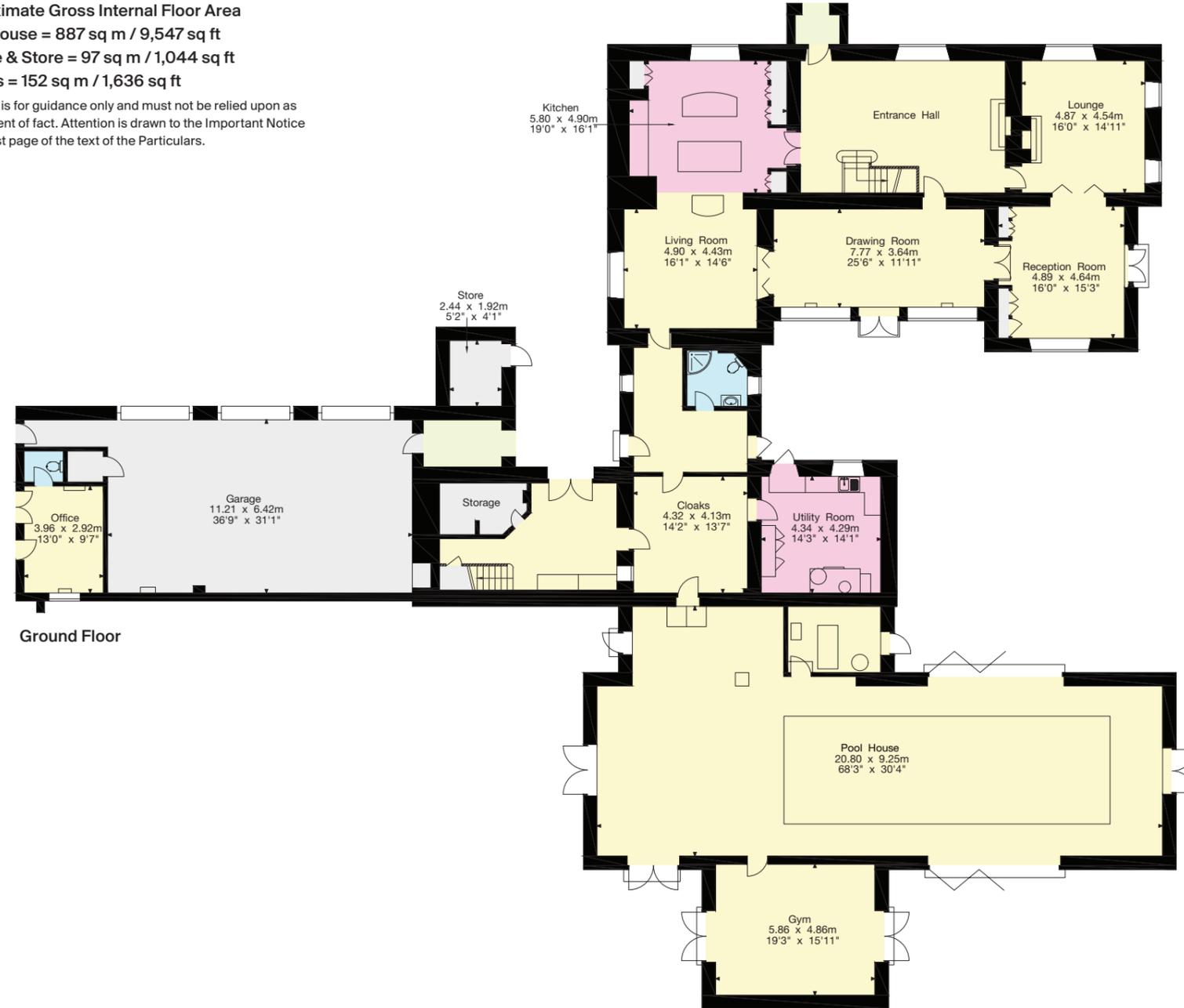
**Approximate Gross Internal Floor Area**

Main House = 887 sq m / 9,547 sq ft

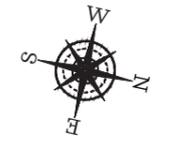
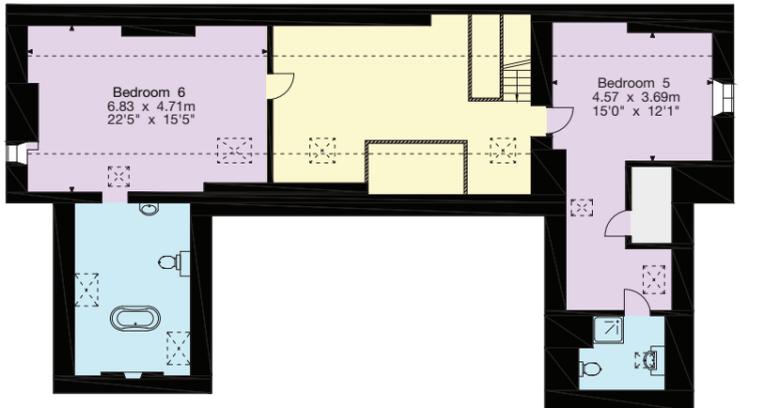
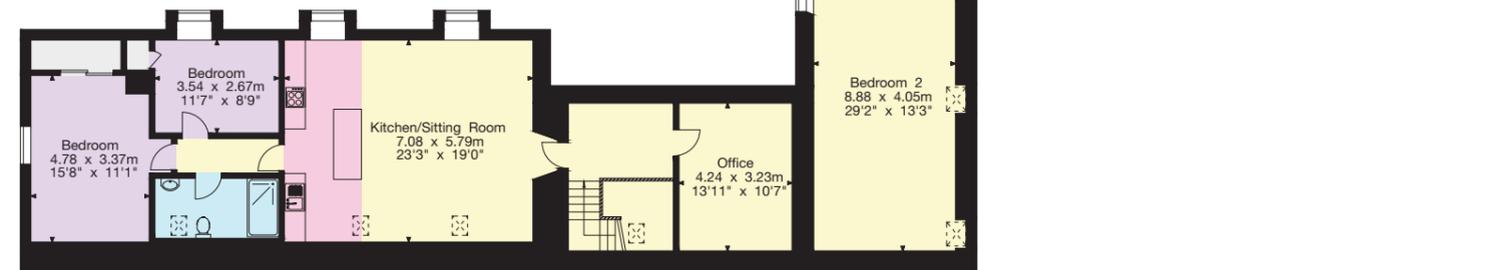
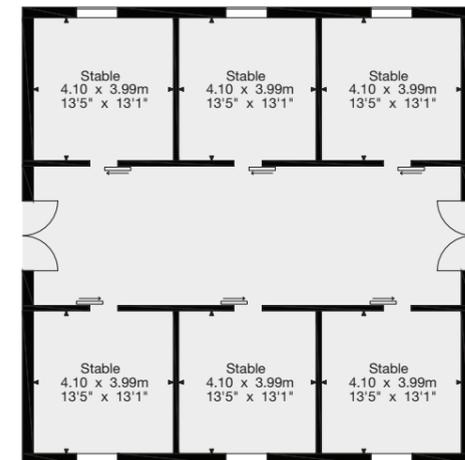
Garage & Store = 97 sq m / 1,044 sq ft

Stables = 152 sq m / 1,636 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.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside





## Gardens, grounds and land

Rookery Farm is approached through tall solid timber electrically operated gates and over a long and impressive drive with lawn and beech trees on either side. This drive leads to a further set of gates opening to the formal grounds, and a large landscaped turning circle in front of house. The drive branches off to give access to a secondary entrance to the house, triple garage with three electrically operated doors, a large parking area, Annexe, and the stable block.

## The Stable Block

The stable block is an attractive traditional concrete and render building with power and electricity, comprising six Monarch stables with a central concrete drainage base, and double doors at either end.

## Formal Gardens

The formal gardens and immediate grounds are a delight and extremely well maintained. They have been completely re-designed in the last four years to give all year around colour, interest and texture. Around the garden are many rare shrubs, specimen and ornamental trees.



The large turning circle has level lawn interspersed with ornamental trees and bordered by low hedgerow. There are expanses of lawn with mixed shrubbery beds and planted borders, and gravel, brick and stone pathways meander through the grounds. There are dense manicured hedgerows including Yew, box hedging and topiary shrubs, a large circular stone pond, a small lake surrounded by trees and shrubs, old brick walls, courtyard areas with pond, and raised stone beds. Garden buildings include a summer house with central fire pit, and stone stores.

## Agricultural Outbuildings

Lying at the head of the main drive, to the west, is a large parking compound with a modern steel framed agricultural 220 ft' in length outbuilding with roller door, and three phase power.

**Approximate Gross Internal Floor Area**  
**Warehouse = 1,052 sq m / 11,323 sq ft**

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## The Land

The land of 72.2 acres lie principally to the west and north of the house. The land, with water, has access either from the road or from within the grounds. There are fields of pasture and one arable field (17.3 acres). Two paddocks with a timber shelter lie to the east of the drive. A plantation of woodland has recently been planted.

In all total the land amounts to 72.2 acres

## Rights of Way

Two public footpaths cross over the land, well away from the house and gardens. Please refer to the site plan for location.

## Planning Permission

Planning permission exists to construct a 60m x 20m equestrian arena  
Application Reference: [www.mendip.gov.uk](http://www.mendip.gov.uk) (REF: 2019/1063/FUL)

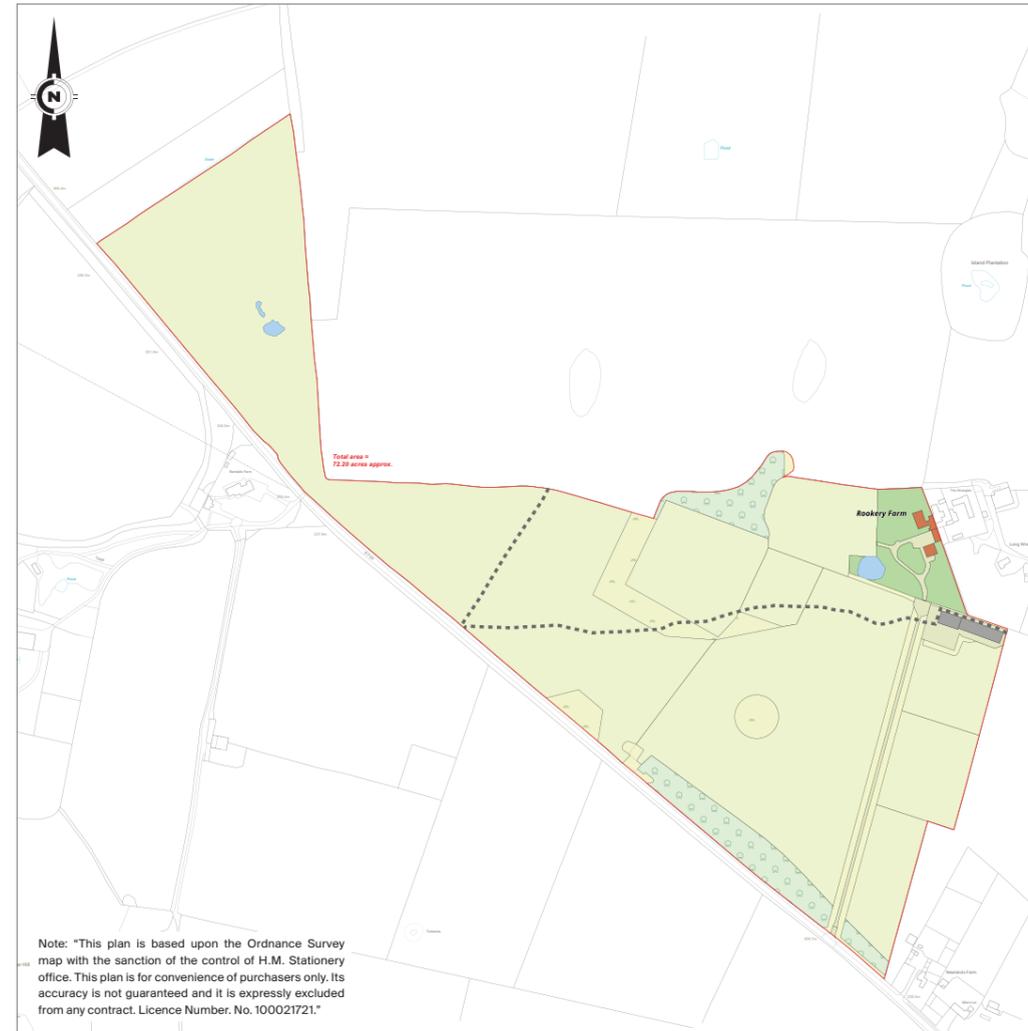
## Services

Mains water, and electricity connected. Private drainage. Oil central heating to the main house Annexe, and garage. Under floor heating to all floors in the main house.

The swimming pool is heated by an air source heat pump. Solar panels. Security system. CCTV. Broadband provided by O2. Teslar electric power wall.

## Directions (BA5 3ES)

From the Bristol direction, on the A39 Bristol/Wells road at Green Ore cross roads, beside The Ploughboy Inn, turn right onto the B3135 road and continue for about 0.75 mile. The entrance to Rookery Farm is seen on the right hand side. Alternatively, on the B3134 from the Burrington direction road pass the Castle of Comfort public house on the right, and at the next cross roads, turn left onto the B3135 road signed Wells, and travel for about three miles. The entrance to Rookery Farm is seen on the left-hand side.



## Property information

**Tenure:** Freehold

**Local Authority:** Somerset Council: 0300 123 2224

**Council Tax:** Main House – Band G

Cottage – Band ?

**EPC Ratings:** Main House – E

Cottage – D

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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