

A two-story brick house with a red-tiled roof and two chimneys. The house features a central entrance with a small wooden porch supported by two posts. There are several windows, some with white frames. The house is surrounded by a large green lawn and mature trees, including a large tree on the left and a large tree on the right. A wooden fence is visible on the left side of the lawn.

**Lower Wick Farm  
Lympsham, Somerset  
BS24**



**Located in this extremely tranquil setting is this period farmhouse with outbuildings, holiday cottages, and superb gardens.**



*Bristol 25.3 miles, Weston-Super-Mare (including train station with direct trains to London) 6.3 miles, Taunton 22.7, M5 3 miles, Bath 33 miles (all distances approximate).*

Services: Mains gas central heating. Mains gas, electricity and water. Private drainage. Truespeed high speed fibre internet connected to the property

Local Authority: Sedgemoor District Council: 01278 435 435



Lower Wick Farm has the benefit of modern finishing's with maintained period charm and character. At the end of a sweeping gravel drive is this stunning red brick period farmhouse that has been sympathetically restored by the current owners. The ground floor boasts a spacious kitchen/breakfast room with French doors leading out to the formal gardens to the front. Off the kitchen there is a utility room, snug which leads through to the hallway, and a recently constructed office with en suite facility. Accessed off the entrance hall, there is a large formal dining room and stunning south facing drawing room with a period inglenook fireplace.



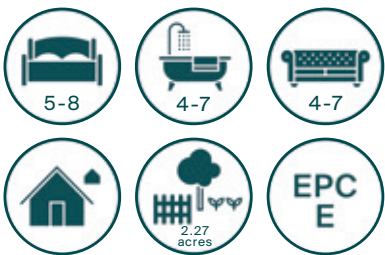
The first floor benefits from five bedrooms, four of which are doubles with two en suite facilities. The master bedroom has a stunning outlook across the formal gardens to the front of the property. There is also a family bathroom with a roll top bath.

### Ancillary/holiday let accommodation

Three south facing barn cottages, which have been converted from existing farm buildings, are surrounded by open fields with private secure gardens at the front. The Byre and Shippon are both one bedroom cottages sleeping two with a double bed and en-suite facilities, open plan reception and kitchen areas. The Stable also sleeps two, but is a larger cottage with separate bedroom, reception, kitchen, and bathroom. Each cottage has smart TV's & DVD players and comfortable seating. There is ample off-road parking adjacent to each cottage garden.

### Outside

Lower Wick Farm also benefits from housing a range of versatile outbuildings, including a stable block comprised of four loose boxes. There is also ample gravelled parking at the end of the sweeping driveway, with good access to the rear of the stable block and paddock. The south facing gardens are mainly laid to lawn with seating areas and a summer house. The formal gardens are beautifully presented, south facing and have featured in the National Open Garden Scheme, including a range of shrubs, trees, flowers, water features, pond and pagoda. Parking is at the end of the sweeping drive, with the paddock at the rear of the stable block.

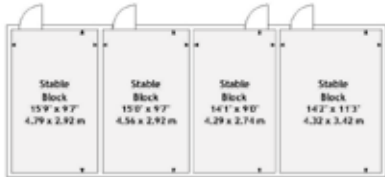


**APPROXIMATE GROSS INTERNAL FLOOR AREA**

Main House = 191 sq.m (2,056 sq.ft)  
 Annexe/Holiday Cottage = 125 sq.m (1,347 sq.ft)  
 Car Ports/Stables/Office = 140 sq.m (1,513 sq.ft)  
 Total Area = 456.70 sq.m (4,916.10 sq.ft)

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

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 Particulars.



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There is small gate giving access to the orchard with a nice selection of mature fruit trees and raised vegetable beds. There is a right of way over the initial part of the drive.

In all about 2.27 acres (0.91 ha)

**Viewing**

Strictly by appointment only with agents Knight Frank Tel: 0117 317 1999

**Directions - BS24 OHG**

Leaving M5 at junction 22, bear right around the roundabout on the A38 Bristol Road. Take the first left opposite 'Fox & Goose' which is 1/2 mile from roundabout & signposted Brent Knoll. Proceed for 1 1/4 miles crossing over and into the B3140 and head for Lympham & Weston. After 1/2 mile take second left signposted Wick. Proceed for 3/4 mile crossing the railway line. Lower Wick Farm is then the 3rd farm on left 1/4 mile past railway bridge.



**Connecting people & property, perfectly.**

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