





Meadowside Farm, GareHill Road, Witham Friary, Frome

A delightful country property set in a rural position with
Extensive equestrian facilities, outbuildings and land.

Bungalow

Entrance Hall, Kitchen/dining room, Sitting Room, Study, three double
bedrooms, En-suite, Family bathroom.

Annex

Open- plan living space, Kitchen area, double bedroom, en-suite
bathroom

Outside

American Barn with 16 stable, Further outbuildings (8291sq.ft.) Orchard,
Riding Arena, Horse Walker, Paddocks, Cabin/Former Farm Shop In total
about 22.3 acres

Guide Price £1,250,000

Killens - Wells

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About the property.

Meadowside is a country property occupying a rural position well away from main roads close to the popular town of Frome. It provides a wealth of facilities including a well presented three bedroom detached bungalow (subject to an agricultural and equestrian occupancy condition) with a one - bedroom annex, an extensive range of modern buildings and equestrian facilities together with productive paddocks. In total the property extends to about 22.3 acres.

About the bungalow.

You enter the property into a spacious entrance hall, which creates a warm welcome into the property. To the right of the entrance hall is the kitchen/dining room, the main hub of the home. It is a light and bright space with fitted units across the back, an island to the centre and a dining table to the front of the room, a great space for entertaining. To the left of the entrance hall is the main reception room, used for relaxing and directly leading on from here is a generous sized study, which would be suitable for a variety of uses including a home gym, playroom or snug to suit the new owners. To the rear of the property are three double bedrooms. The master bedroom boasts a dressing area and an ensuite and overlooks the rear gardens. The family bathroom is also located at the rear of the property. The adjoining annex, an open - plan living space is the main focus of the accommodation, with a kitchen area to the left and ample space for a dining table and sofa area. There are French doors which provide access to the outside and allow natural light to flood through the room. There is a double bedroom and en-suite bathroom with shower. The annex provides great additional accommodation for multi- generational living, let or used for another purpose.

About the Outside.

To the front of the bungalow a gated entrance leads you into the main driveway which provides ample off- street parking and creates a private and secluded welcome to the property. A raised patio area compliments the front of the property and is set up with outdoor furniture, creating a lovely space to enjoy. To the front and rear are gardens and there is a delightful ? orchard. The buildings are



convenient to the bungalow and comprises of steel framed buildings with block walls and concrete flooring. There is a barn in which sixteen stables/boxes are provided and two further barns and a further range of stables. In total, the buildings provide over 11,400 sq.f.t. of space that could be used for a range of purposes. Nearby there is a horse walker and a sand riding arena (20m x 60m). There is a cabin/former farm shop. The paddocks adjoin the bungalow and buildings and extend 19.6 acres.

About the area.

The attractive Somerset village of Witham Friary is surrounded by neighbouring countryside. The Seymour Arms public house is at the centre of this farming village and the local primary school is in the adjacent village of Upton Noble. The popular town of Bruton is just 6 miles to the south and has a range of local shops, a smart restaurant with rooms called 'At the Chapel' and more recently the addition of 'Hauser and Wirth'; a world - renowned art gallery including exhibitions, a beautiful garden designed by Piet Oudolf and a fantastic restaurant. Another nearby destination is Babington House, the private members club. The market town of Frome is also approximately 6 miles but to the north and has extensive amenities including shops, boutiques as well as two theatres, a cinema, restaurants and cafes. The Georgian city of Bath is just over 20 miles away and the regional centre of Bristol is approximately 25 miles away. Nearby Castle Cary boasts a train station with direct links to London Paddington.

Useful Information.

Postcode – BA11 5HA

Local Authorities – Somerset County Council & Mendip District Council

Council Tax – Band C

Energy Performance Certificate Rating –

Services – Mains water and electricity are connected to the house. Private drainage. Mains water and electricity are connected to the buildings.

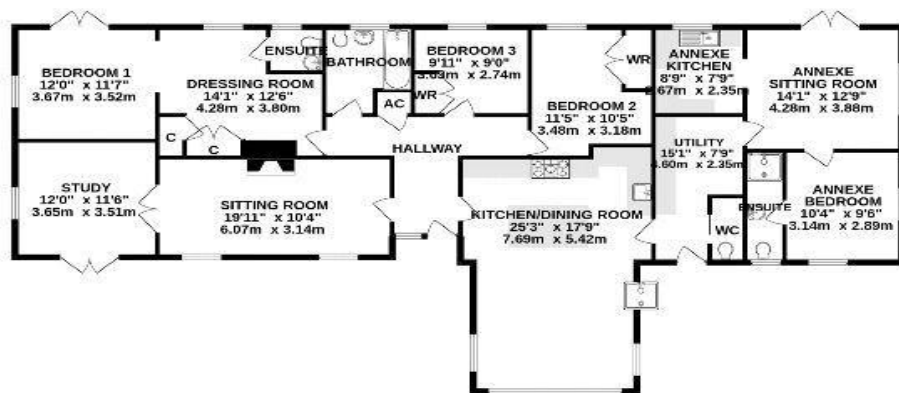
Designations - The property is not within an AONB or the Greenbelt and is unaffected by Sites of Special Scientific Interest. Rights of Way, Easements etc- there are no footpaths or similar matters.

Tenure - Freehold

Viewings - Strictly by appointment with the Vendors agent Killens



GROUND FLOOR
1942 sq.ft. (180.4 sq.m.) approx.

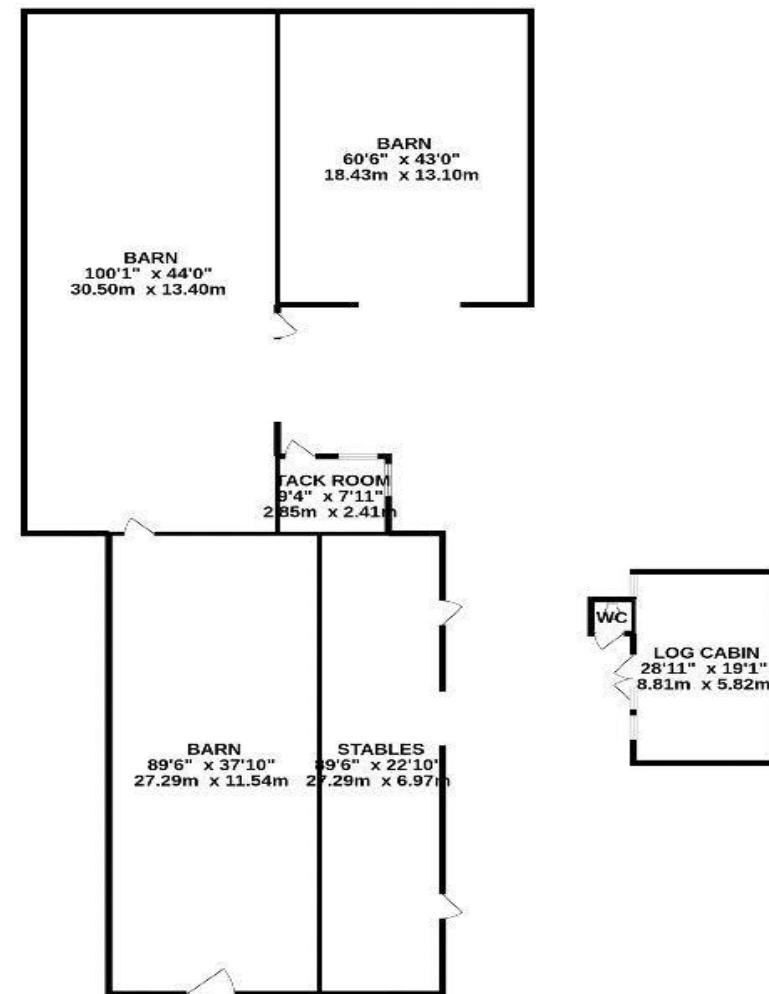


TOTAL FLOOR AREA : 5385 sq.ft. (500.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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BARN
3444 sq.ft. (319.9 sq.m.) approx.



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