





# Broad Bean Farm Leigh Upon Mendip Somerset

A unique four bedroom house together with a timber framed barn benefitting from planning permission to convert to three two bedroom dwellings set in paddocks and grounds extending to about 6.4 acres.

Situated on the edge of the popular Mendip village of Leigh Upon Mendip close to the bustling town of Frome and within commuting distance of Bristol and Bath.

**Broad Bean House**  
Entrance Hall, Kitchen/Dining Room, Sitting Room, Cloakroom, Three En-suite Bedrooms, Further Office/Bedroom, Bathroom

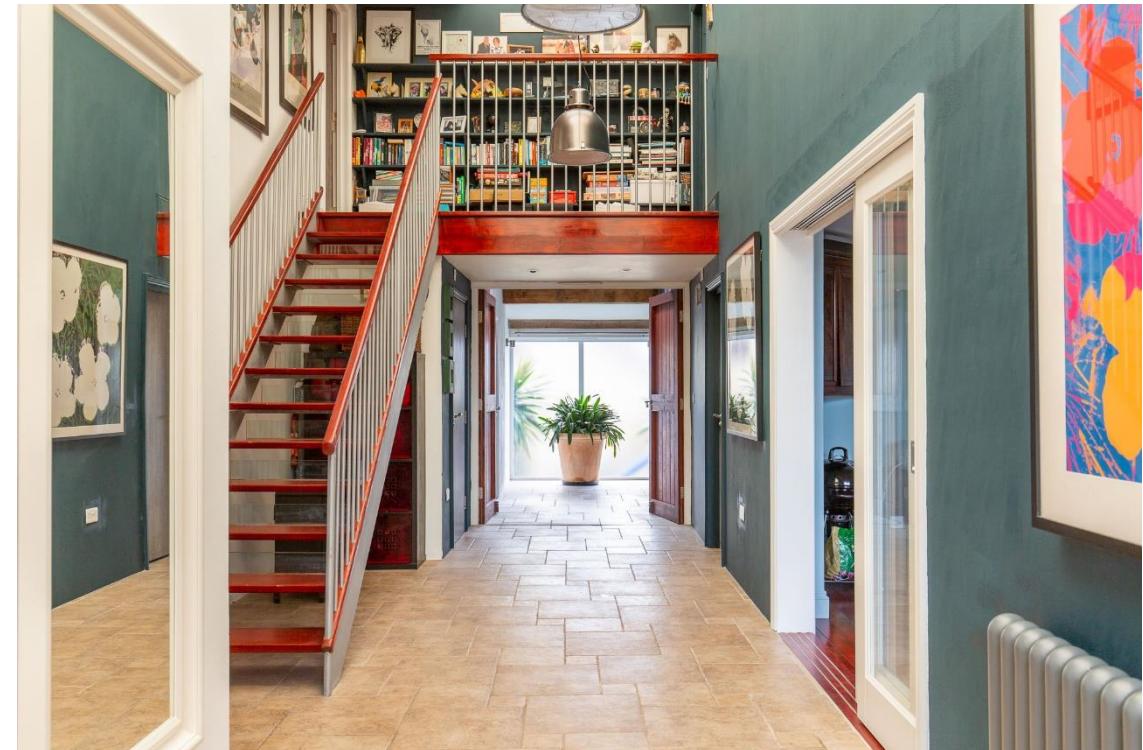
**The Building**  
Timber framed agricultural building with permission to convert to three dwellings, each providing Entrance Hall, Kitchen/Breakfast Room, Sitting/Dining Room, WC, Two Bedrooms, Office

Guide Price £1,220,000

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**Killens**  
CHARTERED SURVEYORS & PROPERTY AGENTS







## About the property.

The sale of Broad Bean Farm provides an exciting opportunity to purchase a contemporary four bedroom home situated on the edge of the popular village of Leigh Upon Mendip together with a large agricultural building with consent to convert to three two bedroom dwellings set in paddocks and grounds extending to 6.4 acres. The property is close to the village school and church and is within easy walking distance of the centre of the village and the pub.

## About the house.

The house is a unique four bedroom dwelling which has recently undergone many improvements to create a stylish family house.

On entering the property you immediately sense the light and space this house has to offer. The inviting hall is full of natural light from the sky lights and high ceilings. The kitchen & breakfast room extends the length of the property and comprises of a bespoke kitchen with island with a more formal dining area. A door leads to a south facing decking area where there is plenty of room to BBQ and sit and relax.

Beyond the generous hall is a sitting room with a newly fitted wood burner. Two of the double bedrooms are on the ground floor. One of which offers a newly fitted shower room and separate dressing room. Completing the ground floor is a stylish bathroom and storage room. On the first floor, there are a further en-suite bedroom and office/bedroom.

## About the building.

The agricultural building measures 7.7m x 45.9m and is situated away from the main dwelling nestling under the church. It is constructed of a timber frame with timber clad walls and a sheeted roof. Planning permission in accordance with Class Q of the of Part 3 of schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 has been obtained for the conversion of the building to provide three two bedroom dwellings. Permission was granted on 26 November 2021 and the planning reference is 2021/1611/PAA.

Each dwelling is proposed to be single storey providing spacious accommodation comprising Entrance Hall, Kitchen/Breakfast Room, Sitting/Dining Room, WC, Two Bedrooms and Office.

## About the outside.

Access is by way of an entrance from Leigh Street through solid wooden electric gates. A sweeping gravel driveway leads to the house, building and grounds. The building is surrounded by parking areas, a small orchard and grass paddocks extending to about 6.4 acres.

A neighbouring property owner has a right of way through the entrance and along part of the driveway.

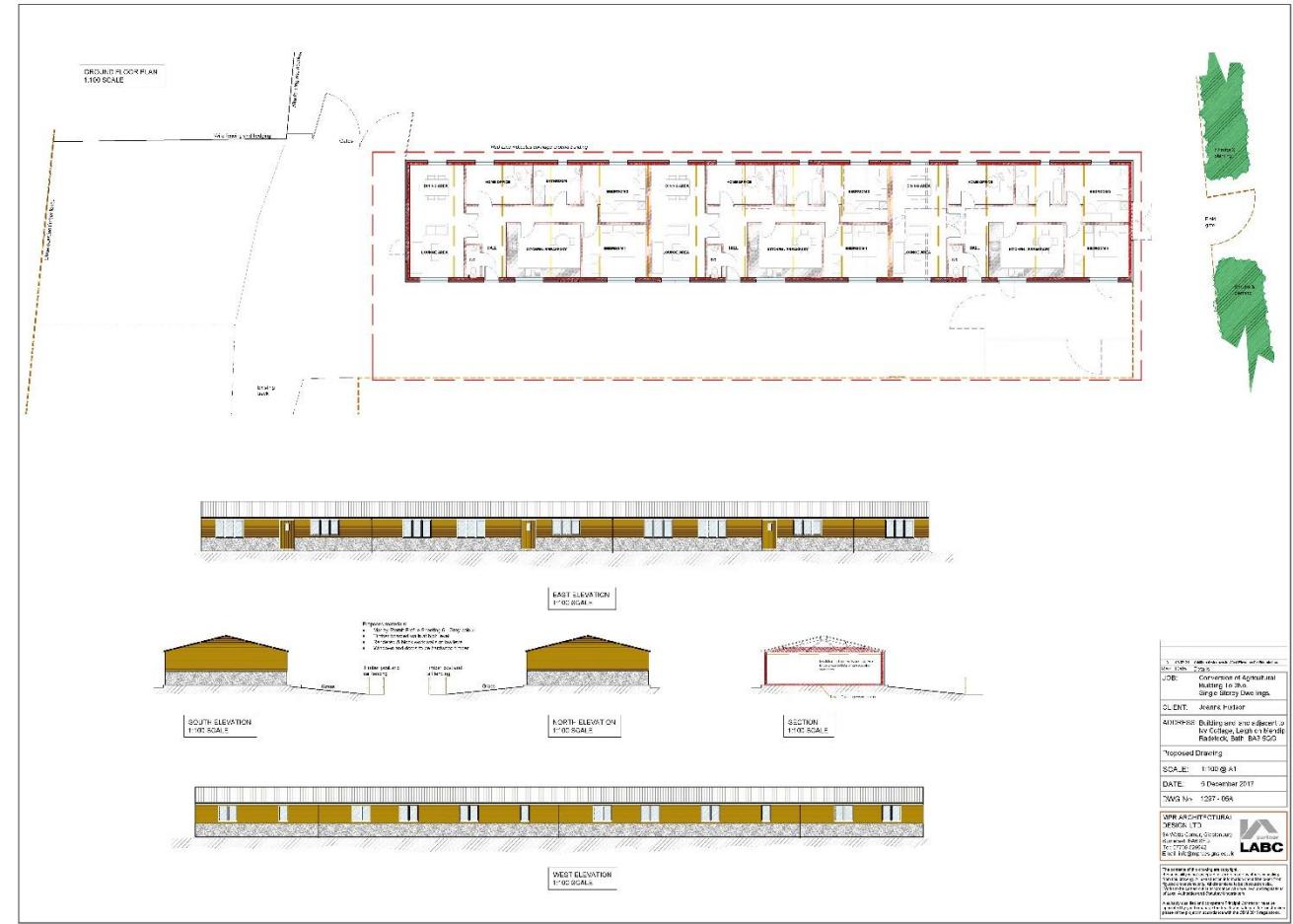
## About the area.

Leigh Upon Mendip is a pretty and popular Mendip village offering a range of amenities including a primary school, popular pub, village hall, number of sporting clubs and St Giles church. There is a local shop in the neighbouring village of Stoke St Michael which is only a couple of minutes drive away.

The market town of Frome is within a five miles drive, and offers a wide range of facilities including a large monthly market and many cultural activities. For a more comprehensive range of leisure and cultural facilities the Georgian city of Bath is only 15 miles away. Babington House, a private members club is also only a few miles from the property.

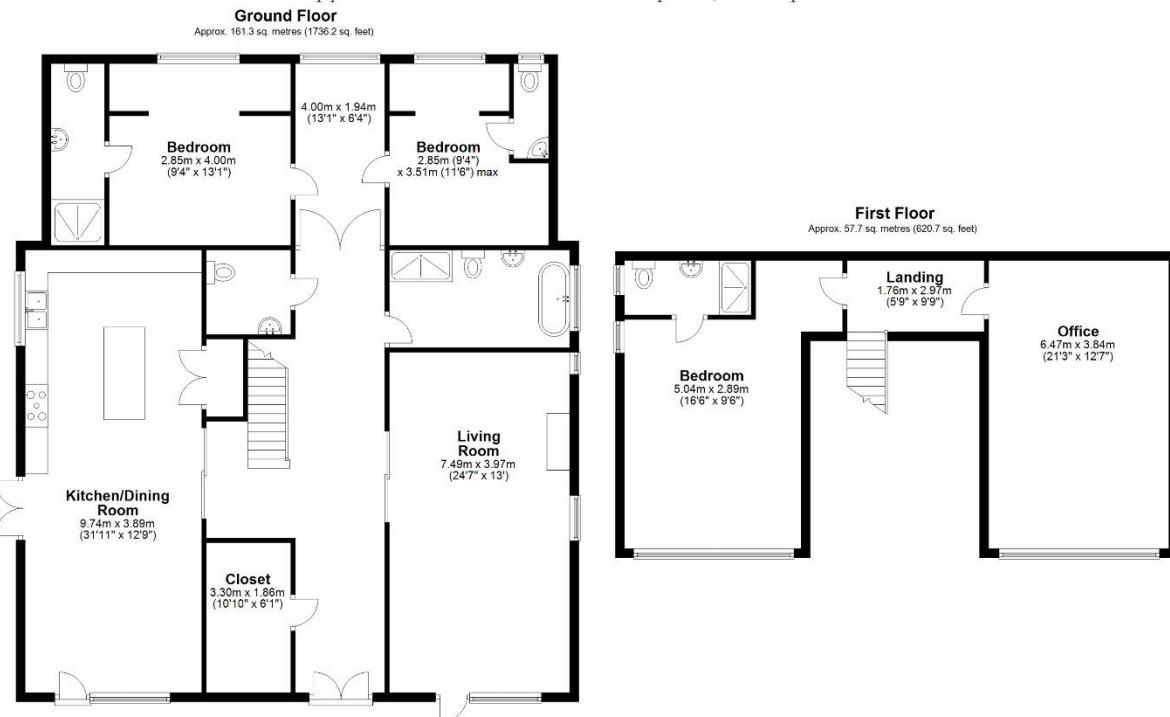
Ivy Cottage.

The adjoining character cottage, Ivy Cottage, is available by separate negotiation. This cottage provides spacious three bedroom accommodation with garden.



# Broadbean Farm Leigh Upon Mendip BA3 5QG

Approximate Floor Area: 2356 sq feet, 219 sq meters



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## Directions.

From Shepton Mallet, proceed northwards along the A37 towards Bristol. After 1 mile, turn right onto the A362 towards Bath. After 1/2 mile, on entering the village of Oakhill, turn right by the Oakhill Inn. Proceed for 2 miles to the village of Stoke St Michael. In the centre of the village, just after the Knatchbull Arms, take the second left towards Leigh Upon Mendip. Continue for 1 mile to Leigh Upon Mendip and proceed through the village down The Street. At the end of The Street, turn left and the property will be found on the left.

## Useful Information.

Postcode  
BA4 5QG

Local Authorities  
Mendip District Council – 0300 303 8588  
Somerset County Council – 0300 123 2224

Council Tax  
Band E

Energy Performance Certificate Rating  
tbc

Tenure  
Freehold

Viewings  
Strictly by appointment with the Vendors agent Killens – 01749 671172

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