

Whitstone Hill Farm Cannards Grave, Somerset, BA4 4PQ

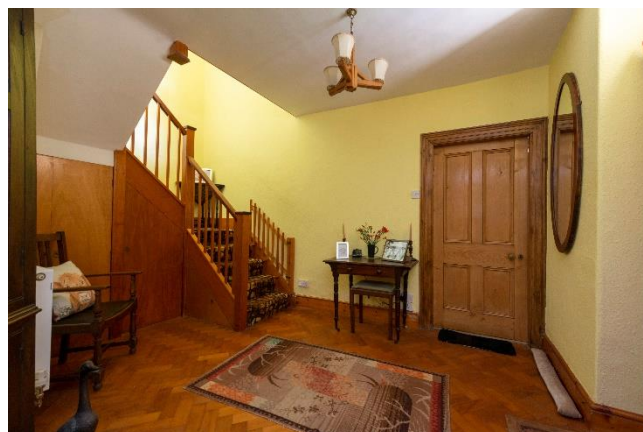


Whitstone Hill Farm is a large period unlisted farmhouse set high above the road on the very edge of the Somerset town of Shepton Mallet amongst the rolling hills. This most spacious home has most flexible accommodation as well as numerous outbuildings and land extending to just over five acres.

Guide Price £1,500,000

7 Bedroom farmhouse with large annex set in 5 acres

Whitstone Hill Farm is a detached period farmhouse offering accommodation approaching 4000sq ft with grounds of just over 5 acres nestled in the heart of Somerset's rolling hills with great views from every angle.



Approached via a driveway, there is ample parking in front of the house. There is an open storm porch with a front door leading to a spacious hallway with stairs to first floor. On the ground floor there is a sitting room with far reaching views, dining room with fireplace, snug - overlooking a lovely walled garden, kitchen, utility room with cloakroom, office, and rear porch.



To the first floor there are five bedrooms, one currently a lounge - all with views and two en suite as well as a family bathroom together with a lounge with views. On the second floor - and into the attic, there are two further rooms - one has been loosely separated. Also on the second floor but accessed separately is a large games room with panoramic views across Somerset! There are also the makings of a further shower room. This room is directly over the larger bedroom on the first floor and could easily be annexed.



Accessed from the outside is a further part completed annexe which adjoins the main house. It has a ground floor, first floor accessed from outside and this floor has a floor above. It is serviced.



The farmhouse sits in its own grounds in excess of 5 acres divided into paddocks, orchard with apples, plum and pear trees, gardens with an outdoor loo, prolific vegetable garden, fruit cage, greenhouse, large pond and small copse.

To the side and back of the house are two large barns and large concrete yard. The first barn is divided into three sections and ideal for storage or hobbies or possible conversion. It has solar panels producing over 4,000 kw each year. The second is to the rear and is in need of rebuilding but offers a large footprint and further possibilities (subject to the relevant planning permissions).

While Whitstone Hill Farm does require some upgrading this would make the most wonderful family home - suitable for a huge variety of uses - in the heart of Somerset and close to some wonderful amenities.

Viewing is highly recommended.

- Tenure: TBC
- Council Tax Band: F
- Local Authority: Mendip District Council
- EPC: D
- Utilities and similar: Mains electricity, oil, private water supply, septic tank



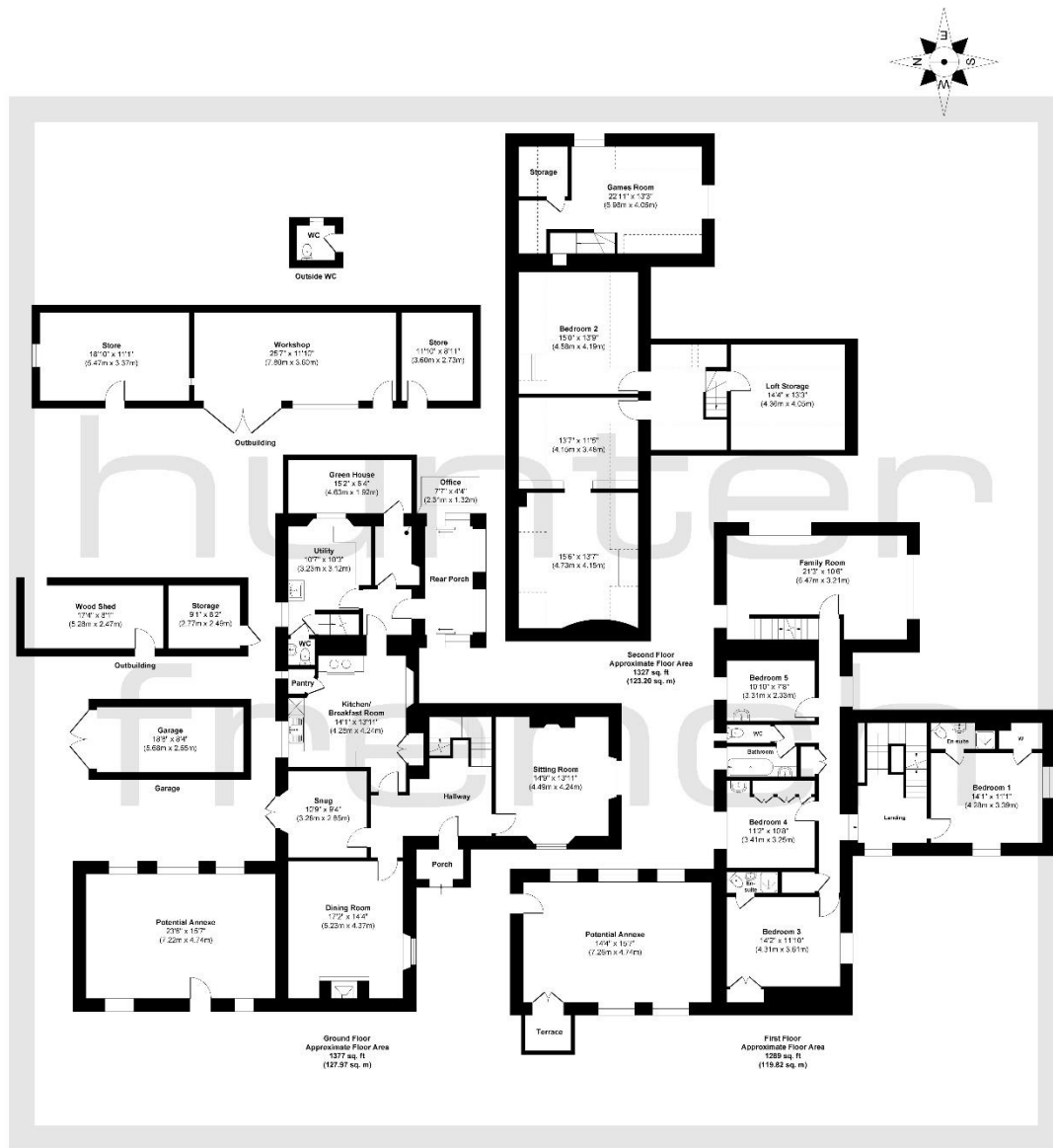








Cannards Grave, Somerset, BA4



Approx. Gross Internal Floor Area 3993 sq. ft / 371.00 sq. m

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