



Building plot at Down Close Farm, Emborough, BA3 4SE

Guide Price £485,000
Freehold

COOPER
AND
TANNER

Building plot at Down Close Farm

Emborough

BA3 4SE

 **3**  **1**  **2** EPC **N/A**

Description

A superb building plot in a special rural position that will allow for the creation of a wonderful home set in approximately 4 acres of land with further land, up to approximately 37 acres, available by separate negotiation.

Down Close Farm currently comprises a small range of agricultural buildings and consent has been obtained by the current owners to demolish all the existing buildings and replace them with a single-storey dwelling.

The new L-shaped house has been sensitively designed to make the most of the beautiful Somerset countryside. The open-plan reception room, kitchen and dining area has floor-to-ceiling sliding doors that open onto a terrace with southerly views across a meadow to trees beyond, creating a sense of flow from inside to outside. Next to the kitchen is a utility room with space for storage and appliances and a door into the garden. Opposite the utility room is a separate reception room that would make a great study. There are three double bedrooms, all accessed from an inner hallway, with a family bathroom and separate shower room. The master bedroom also has the benefit of a door that opens onto the garden. The accommodation measures approximately 180 sq m.

The house has been designed to have minimal impact on the landscape, both visually and environmentally. Vertical timber cladding will silver over time and be complemented by a pale grey standing seam roof and windows. The dwelling has been carefully situated to provide shelter and privacy and to be largely invisible in its surroundings. Positioned facing south, it has glazed

elevations that maximise the natural light and make the most of the stunning views.

Outside

The property is approached through a single private gate accessed from Emborough Pond Lane to the east and then along a hard track. The consent granted includes an area of formal garden immediately surrounding the house, which will benefit from a sunny aspect, and includes a terraced seating area, pond and lawn, together with a proposed planting scheme of herbaceous perennials, trees and shrubs to attract wildlife. There is also a designated area for vehicle parking.

The Land

The plot sits in approximately 4 acres of level pasture land, as edged red on the sale plan, and provides for an incredibly versatile space to complement the house. The land has a high nature value and a variety of fauna and flora.

The adjoining land, as coloured blue on the sale plan and extending to approximately 37 acres, is also owned by the vendors and they would consider selling all or a part of it by separate negotiation.

Location

The small village of Emborough sits at the southern edge of the Mendip Hills, just a short drive to the historic city of Wells, which has a comprehensive range of shopping facilities. Down Close Farm is within easy access of the bustling market town of Frome, Bruton and Castle Cary. It is also within commuting distance of Bath and Bristol (which both offer rail connections to London Paddington) via the nearby A37.



There are a good range of primary and secondary schools in the area. The rolling Somerset countryside provides a variety of leisure pursuits, with horse riding, walking and cycling well catered for, and with diving, dry-ski slopes, swimming and outdoor pursuits all available on the Mendip Hills.

Planning Reference

Mendip District Council – 2021/2441/FUL Copies of the approved plans and the decision notice can be downloaded from the Mendip Council section of the Somerset Council website or are available from Cooper and Tanner.

Tenure

Freehold

Services

No mains water connected but convenient connection points are available on Emborough Pond Lane. The vendors are in the process of arranging for an electricity supply to be brought onto the land. However, potential purchasers must rely on their own enquiries regarding bringing the services to the plot. Private drainage to be installed.

Directions

From the A37 at Old Down between Ston Easton and Gurney Slade, take the B3139 signposted to Wells and Emborough. After a short distance, take the second turning on the left. Pass Lechmere Water on the right and the gated entrance will be found on the right, just past the wood.

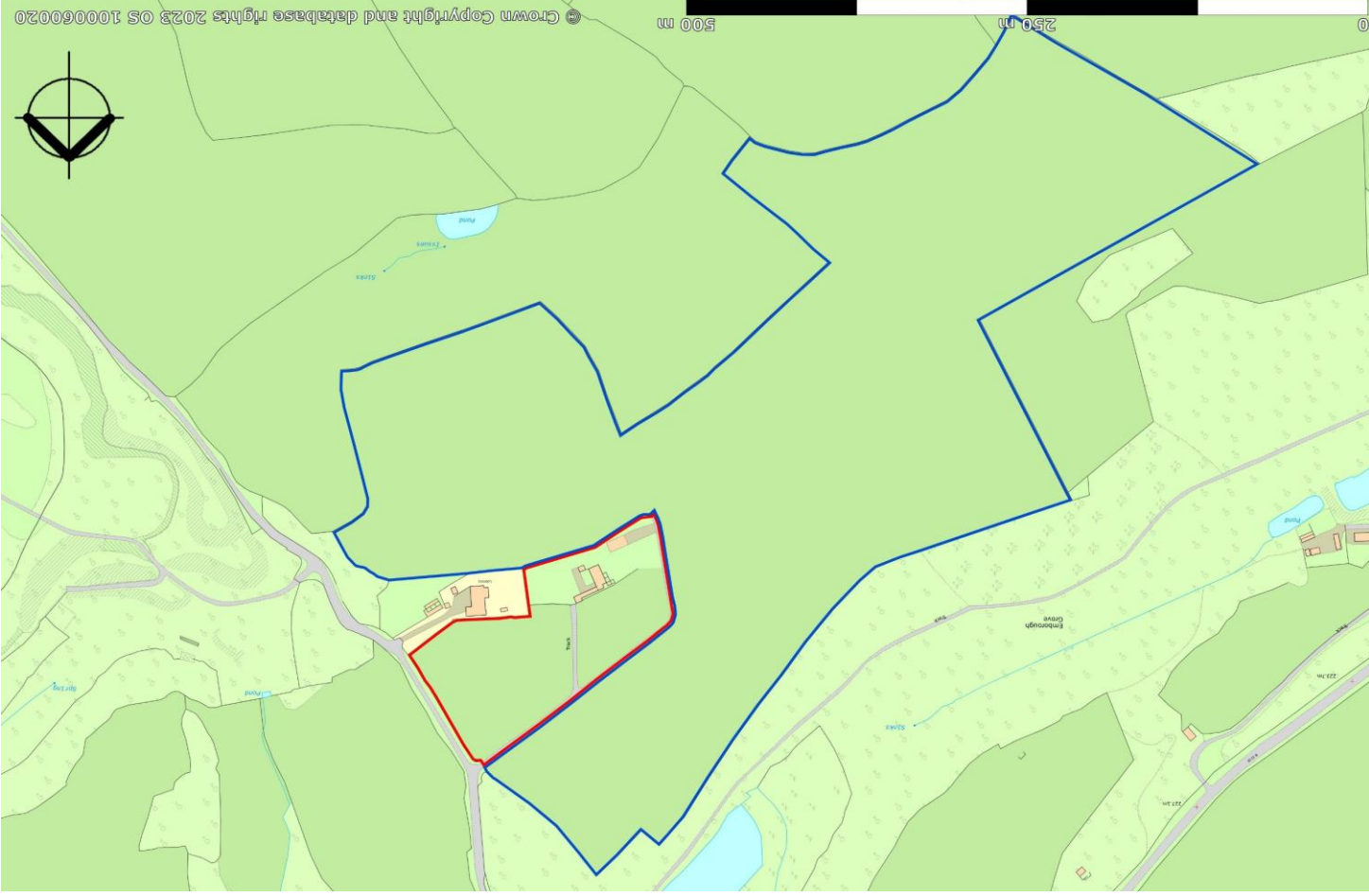
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