Leaze Farm, Wharfside, Lympsham, BS24 0EZ

£575,000 Freehold

COOPER AND TANNER

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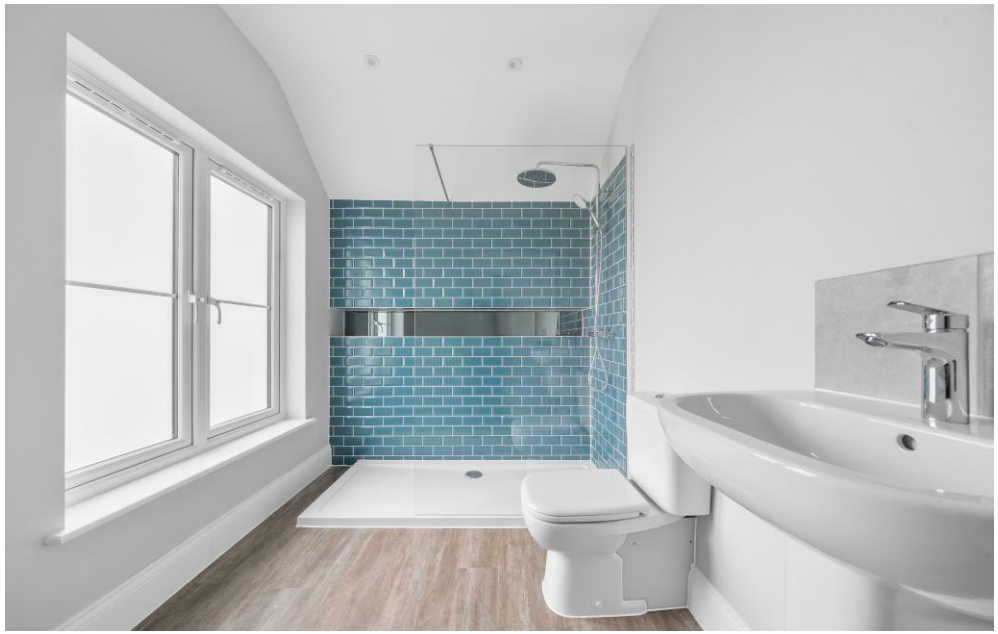
Description

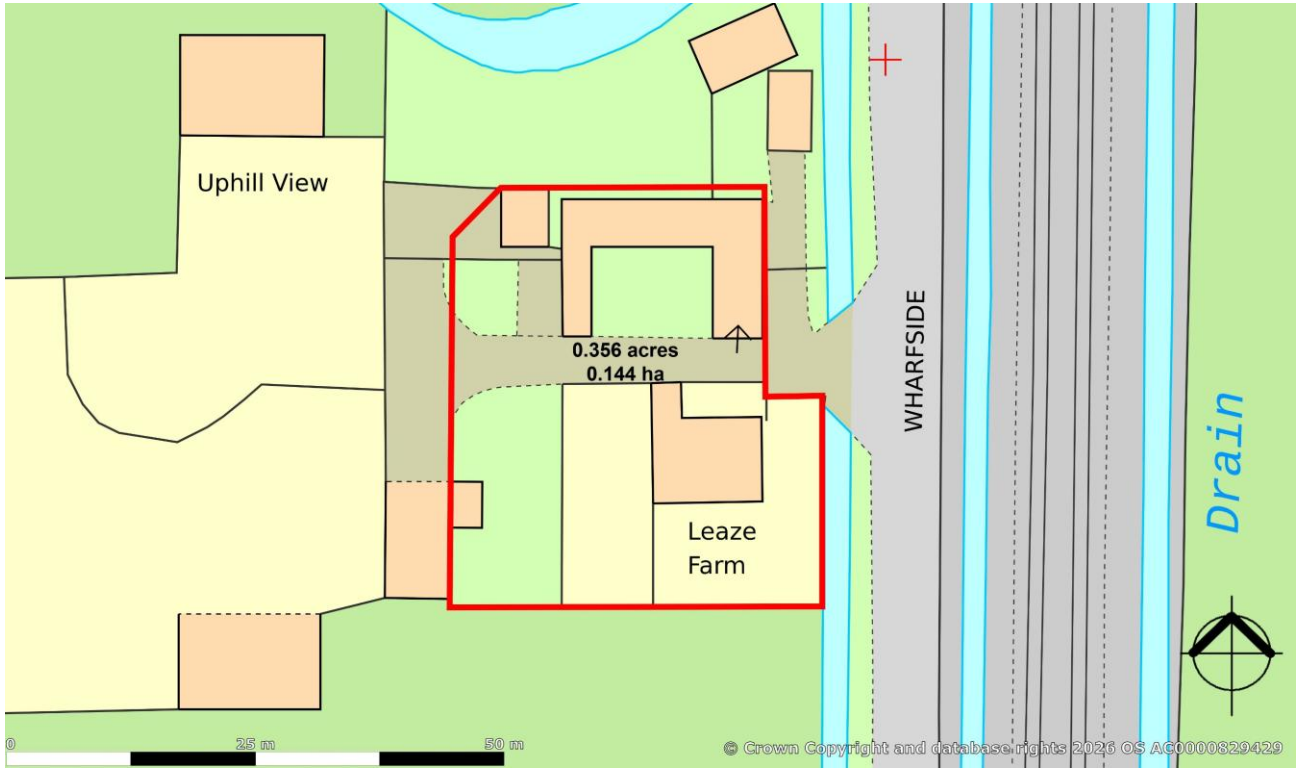
Charming, sensitively renovated, four-bedroom farmhouse with modern interior, countryside views, versatile outbuildings with conversion potential and convenient access to the M5, situated near the sought-after village of Lympsham.

The attractive, traditional exterior conceals a bright, warm, contemporary interior, thoughtfully renovated to create a desirable family home, ready for someone to move in, unpack and start enjoying their new home. The shaker-style kitchen is fitted with wall and base units topped with quartz worksurfaces, housing new appliances including an integrated oven, dishwasher and induction hob, together with breakfast bar seating at the central island. Amtico flooring flows throughout the open-plan kitchen/dining room, creating an inviting space for entertaining, spilling out into the garden through French doors. There is further storage and space for appliances in the conveniently positioned adjoining utility room where there is also a cloakroom. The separate sitting room, with its log burning stove, and the snug are a more intimate, cosier rooms. Characterful features have been carefully retained where possible, including original farmhouse doors and fireplaces in some of the rooms.

Upstairs, the large central landing is bright and spacious providing access to four bedrooms including three doubles rooms, one of which benefits from a modern en-suite shower room. Each bedroom enjoys picturesque views across the Somerset countryside.

Outside, an extensive range of outbuildings to the north side of the property offers exceptional versatility, presenting opportunities for workshops, garages, studios, or even an annexe or Airbnb, subject to the necessary planning consents. The U-shape configuration of these outbuildings creates a private and enclosed parking area. Private, level gardens which are mainly laid to lawn wrap around the house on three sides and benefit from delightful views across the surrounding fields.





The plan is a guide only and is not intended to form part of any contract

Local Information Lympsham

Local Council: Somerset

Council Tax Band: E

Heating: Oil

Services: Mains water and electricity, private drainage

Motorway Links
- M5

Train Links
- Weston-super-Mare
- Highbridge and Burnham
- Bristol Temple Meads

Nearest Schools
- Lympsham Pre School and First School
- Broadoak Academy
- Weston College

Leaze Farm, Wharfside, Lympsham, Weston-super-Mare, BS24

Ground Floor: Approx. 751 sq ft
First Floor: Approx. 488 sq ft
Main House Total: Approx. 1,239 sq ft
Outbuildings: Approx. 2,223 sq ft
Overall Total (House + Outbuildings): Approx. 3,462 sq ft
For identification only - Not to scale

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