



**Mendip Way Farm**  
**25 Canada Coombe, Hutton, Weston-super-Mare, BS24 9UT**

**Robin King** | Estate Agents

# MENDIP WAY FARM, 25 CANADA COOMBE, HUTTON, WESTON-SUPER-MARE, BS24 9UT

An exceptional 3-4 double bedroom house with a 2-bedroom annexe plus extensive additional stables/outbuildings with development potential (stpp), set in a wonderful semi-rural location with woodland and paddocks exceeding 5 acres.

**Approx 2,444 sq ft of flexible accommodation • Spacious kitchen/dining/family room • Fantastic 2 double bedroom annexe with independent access if required, perfect for dependent relative, family or rental income • Equestrian facilities including stables • 2 barns with development potential (stpp) • Ample parking including 2 carports within the various outbuildings • Land in excess of 5 acres • Electric gates with associated security system • Paddocks with wonderful far-reaching views over surrounding countryside • Double Glazing throughout • Self-contained studio offering a huge variety of uses (eg office, games room, gym or business use) • Within catchment for Broadoak Academy for senior schooling and well regarded Hutton C of E primary school within 0.9 miles • Great transport links including mainline railway station within 4.1 miles at Weston-super-Mare • Access to M5 within 5.3 miles at jct 21 • Bristol airport 13.2 miles • Central Bristol 21.1 miles (all approx.)**

Mendip Way Farm is a substantial property tucked away in a semi-rural location on the edge of the Mendips, convenient for access to Weston-Super-Mare, Bristol and beyond. Situated along Canada Coombe, the house and immediate outbuildings sit in a plot of approximately 1.45 acres with approximately 3.7 acres opposite, including 2 good sized paddocks and woodland, creating a very flexible arrangement to suit a variety of requirements. This beautiful country residence perfectly combines the atmosphere of a characterful farmhouse with modern living and contemporary styling.

The extensive stabling/outbuildings and land provide flexibility, whether for private use or, subject to planning permissions, could potentially provide an income opportunity for a business. The house sits sideways on to Canada Coombe, in a private location overlooking a large yard/stable area. Entry to this stunning country residence is via smart and secure electric gates.

The house is entered via an impressive reception hallway with a wood burner to one side within a feature fireplace. Stairs from the hallway lead to the first-floor bedroom accommodation, which is arranged to either side of the central stairway, with a characterful arched window featuring Bristol blue glass. The large dual aspect double bedroom to the left includes a feature fireplace, fitted wardrobes and en-suite shower room. Along the landing to the right is another spacious double bedroom and beyond is the large family bathroom. The principal bedroom is to the end of the landing and offers superb views of the gardens.





The entrance hallway opens to the left into a bright study/bedroom 4 and to the right a spacious contemporary sitting room. A cosy wood burner sits within an attractive brick fireplace and a media wall designed for a home entertainment system creates a most relaxing ambience. The wooden floor adds character, as do the Bristol blue glass inserts in the 2 windows, further examples of which can be found elsewhere in the property.

The superb kitchen/dining/family room is a highlight of the property, of substantial proportions, accommodating a large electric Aga, plus space for a very large dining table – ideal for entertaining and family meals. Light streams in through the French doors opening onto the courtyard and through the 2 large windows.

The main kitchen area is to one end of the room, up a step, with a double height ceiling with an overhead Velux window creating a tremendous sense of light and space. Fitted with an extensive range of wall and base units with quartz work surfaces, including a deep inset sink. There is also a walk-in larder and a breakfast bar. In addition to a 4-ring gas hob and integrated double oven and dishwasher, there is space for an American-style fridge freezer. Just off from the kitchen the well-planned utility/boot room includes comprehensive storage and a sink with room for a washing machine and tumble dryer. A latched door to the left-hand side opens into a useful “plant room” including the boiler and hot water tank.

Another door opens from the utility/boot room into the generously sized annexe, which has been designed for good accessibility, with wheelchair-width doorways and a gently sloping ramped entrance to the front door, which provides flexibility for use. The annexe has recently been re-painted throughout and feels very light and airy, with Velux windows and a good sized living/dining area. There are kitchen units, a cooker, sink and a fridge/freezer and a part-glazed door that provides independent access to the yard area if required. There are 2 double bedrooms and a contemporary shower room with a good-sized shower enclosure.

**OUTSIDE** – There is ample parking in the spacious yard area, adjacent to the outbuildings. The stables are currently used to provide kenneling. A gravel driveway gracefully winds from the yard, leading up to a solid concrete hard standing area. Beyond that lies a levelled garden space with a generous terrace, ideal for al fresco dining. Furthermore, this viewpoint provides wonderful panoramic views overlooking the Bristol Channel.

Over the road is the remainder of the land at Mendip Way Farm, which is arranged as 2 separate paddocks plus woodland. The first paddock has a track running along one side, providing useful vehicular access to the field shelter, ideal for equestrian use. A path up the hillside leads to the 2<sup>nd</sup> paddock, with a disused field shelter, and could make a wonderful glamping site (subject to approval) or similar, bordered by woodland and trees, with gated access to the far end which could provide parking. The surrounding woodland is owned by the Woodland Trust and Avon Wildlife Trust and combine to provide an idyllic setting with a great sense of the countryside and being outdoors.







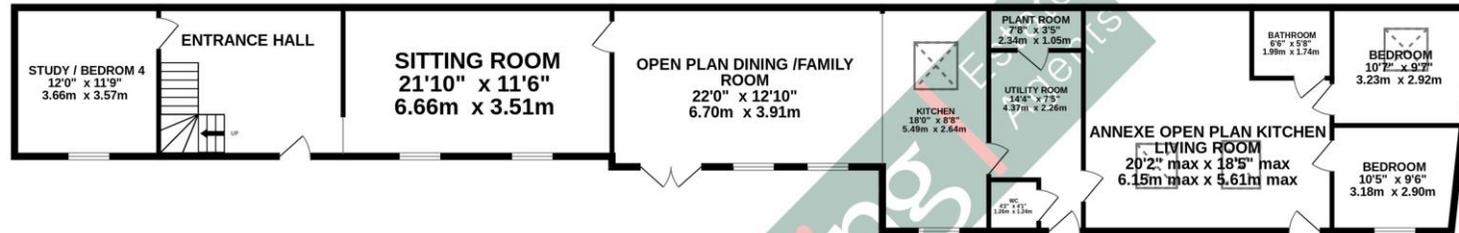
**THE BARNs**– Immediately adjacent to the annexe are 2 barns, which presently has one converted into an excellent studio space, providing great adaptability for example an office, games room or gym. Alternatively business use potential and subject to planning permissions, could also provide further development.

**OUTBUILDINGS** – The house offers exceptional outbuildings that are arranged in an “L” shape, including 6 stables that provide ample space and endless possibilities for both personal and commercial use. The outbuildings also offer plentiful storage space, providing a convenient and safe space for equipment and tools. The extensive land surrounding the house also provides opportunity for further development, subject to the necessary planning permissions.

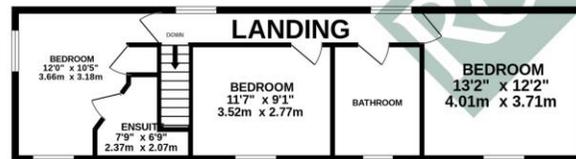
**LOCATION** - On the outskirts of Hutton, a lovely village which is ideally located for both the country lover and the commuter as it offers easy access to Weston-Super-Mare (4.1 miles), and Bristol city centre (21.1 miles). There is access to the M5 motorway within 5.3 miles to Junction 21 (St George’s) and 7.8 miles to Junction 22 (Burnham). Bristol Airport is within 13.2 miles. The surrounding countryside provides excellent opportunities for walking, riding, golf, sailing and fishing all within easy reach.



GROUND FLOOR  
1716 sq.ft. (159.4 sq.m.) approx.



1ST FLOOR  
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 2444sq.ft. (227.1 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.

Made with Metropix ©2023

GROUND FLOOR  
1716 sq.ft. (159.4 sq.m.) approx.

**Important Notice:**

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

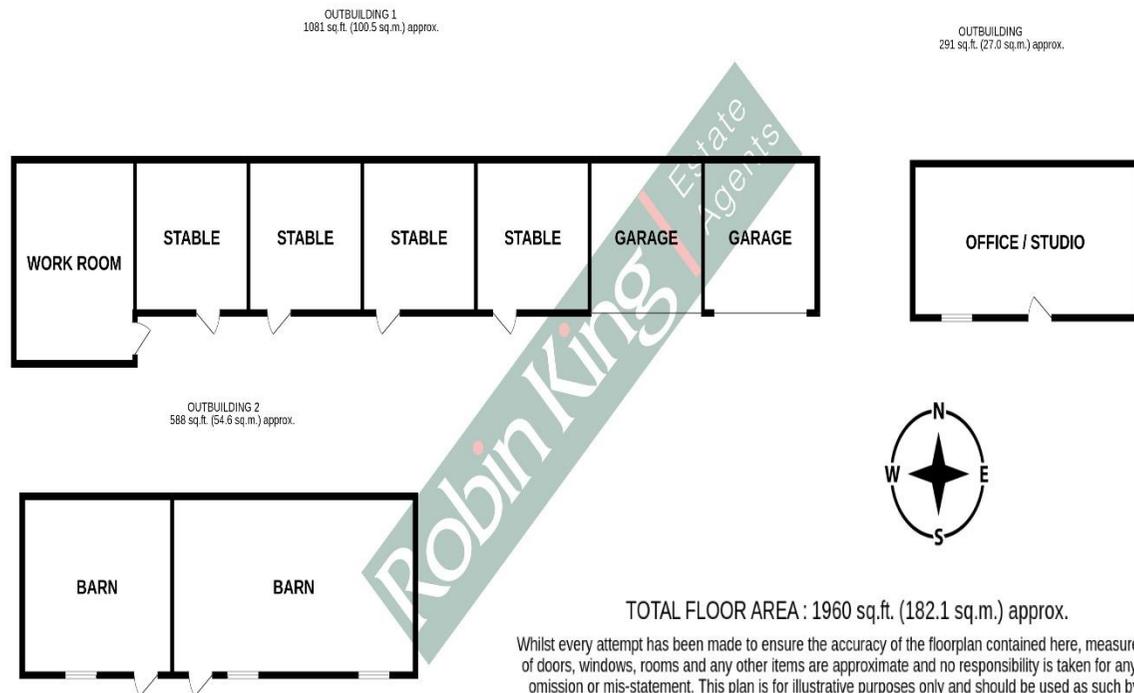
**DIRECTIONS** – The property is situated in Upper Canada, off Canada Coombe which is situated off A371/Banwell Road or from central Hutton via Hutton Hill. Having turned onto Canada Coombe, continue for approx. 0.5 miles during which the road winds up and down and around beautiful countryside. After 0.5 miles on the left hand side look out for (but drive past) a road/track leading straight on to a Private Road where the main road bends around to the right. Follow the main road around the bend, and Mendip Way Farm is the 2<sup>nd</sup> property on the left hand side, with electrically operated wooden gates.

**SERVICES** – Central heating LPG, private drainage with biodigester. No mains gas.

**EPC RATING - F**

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144

**COUNCIL TAX BAND - E** £2,546.16 (2023/24) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.



TOTAL FLOOR AREA : 1960 sq.ft. (182.1 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.

Made with Metropix ©2023



**1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: [post@robin-king.com](mailto:post@robin-king.com) Web Address: [www.robin-king.com](http://www.robin-king.com)**  
**Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT**