

Offers Over £350,000  
Freehold

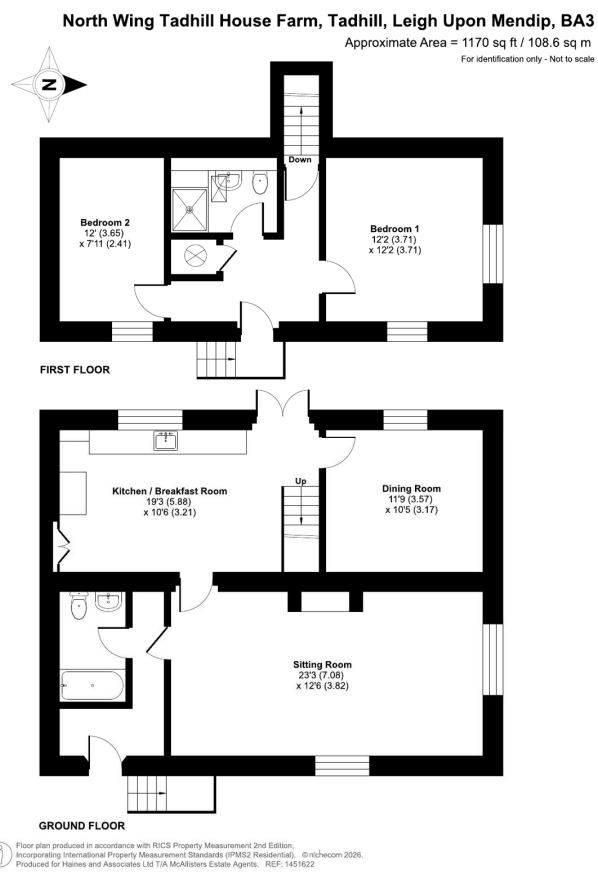
North Wing, Tadhill House Farm, Tadhill, Leigh Upon Mendip, BA3 5QX



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



Directions: The property will be found just off the Old Wells Road approximately 3 miles west of Chantry and almost opposite the Blakers Lane turning on the right hand side.

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**Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

**\* A characterful Grade II Listed period house believed to date from 1651 \*  
 A good sized dual aspect sitting room with original fireplace and exposed beams \*  
 Additional reception/bedroom to the ground floor adjacent to the kitchen/breakfast room \*  
 Ground floor bathroom in addition to a first floor shower room \*  
 Attractive well-stocked west facing garden \*  
 Off road parking and a large single garage \*  
 No onward chain**

**Situation:** The property lies less than a mile from the village of Leigh on Mendip which has a primary school, pub and village hall. The house is situated just off the Old Wells Road and lies approximately 6 miles from the cathedral city of Wells and approximately 8 miles from the market town of Frome. The Georgian city of Bath lies approximately 15 miles away.

**Description:** This Grade II Listed property is believed to date from 1651 and comprises the north wing of Tadhill House Farm. The property would benefit from general updating to create a characterful home which offers the versatility of the second reception room being used as an additional bedroom or a study which is served by a ground floor bathroom. The main sitting room is of a generous size and has an original fireplace and windows to the front and side. The gardens are situated to the west side and incorporate off street parking together with access to a generous sized single garage which could (subject to the usual consent) be converted to provide ancillary accommodation, studio or workspace.

**Accommodation: All dimensions being approximate.**

**Entrance Hall:** With a panelled front door, flag stone floor, radiator, door to the sitting room and further door to:

**Bathroom:** With a panelled bath, low level WC, wash basin and a flag stone floor.

**Sitting Room:** Enjoying dual aspect with multi-pane sash windows to the front and side elevation, a large original fireplace with a grate and stone surround (at present a register plate is fitted but it could be removed to use as an open fireplace). Exposed beams and two radiators. Door to:

**Kitchen/Breakfast Room:** With a range of fitted units comprising a double bowl single drainer sink, adjacent work surfaces with drawers and cupboards beneath and incorporating for a washing machine, slimline dishwasher, fridge and freezer. Free standing Rangemaster electric cooker with a four-ring hob and separate griddle, range of eye level cupboard units, quarry tiled floor, oil fired boiler supplying domestic hot water and central heating to radiators (serviced in February 2026), staircase rising to the first floor, double French doors onto the garden and further door to:

- **ENTRANCE HALL, BATHROOM,**
- **DUAL ASPECT SITTING ROOM,**
- **KITCHEN/BREAKFAST ROOM,**
- **DINING ROOM/BEDROOM THREE,**
- **FIRST FLOOR, LANDING, TWO DOUBLE SIZED BEDROOMS**
- **SHOWER ROOM, WELL STOCKED GARDENS,**
- **PARKING AND SINGLE GARAGE**

**Dining Room/Bedroom 3:** With a radiator and a double-glazed window.

**First Floor:**

**Landing:** With access to loft space above the kitchen/dining room. Airing cupboard with slatted shelves and a factory lagged hot water cylinder. Doors to:

**Bedroom 1:** Enjoying dual aspect with a multi-pane window to the front and side elevation, radiator.

**Bedroom 2:** With a sash window to the rear, radiator and aluminium retractable loft ladder leading to a roof storage area with roof light.

**Shower Room:** With a white suite comprising a tiled shower enclosure with thermostatic shower, wash basin, low level WC and a radiator. Double glazed roof light.

**Outside:** The garden is a particular feature of the property enjoying a westerly aspect and measures approximately 65'x35 in width comprising a gravelled area, sunken paved seating area, lawn and established stone walling. The driveway and parking in turn leads to the:

**Garage:** Measuring internally 28' average by 9'5" average with double wooden doors, power and light connected and with a side window.

