



Swymmers Farm
Broad Road, Blagdon, BS40 7XJ

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A detached 4-bedroom traditional Mendip Farmhouse occupying a truly rural location in an elevated position just 2 miles from the village of Blagdon. In all approximately 55 acres.

- Elevated rural location in Mendip AONB
- Stunning countryside views
- Detached Farmhouse
- Four bedrooms
- Two principal reception rooms
- Kitchen with Aga
- Office, utility, & cloaks
- Extensive cellarage
- Double Garage
- In all approximately 55 acres

Asking Price
£1,400,000

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DESCRIPTION

Swymmers Farm is a residential holding located in the Mendip Area of Outstanding Natural Beauty. The property comprises a traditional detached four-bedroom farmhouse in an elevated position. The property is located down a drive leading from the B3134, above Burrington Combe and approximately two miles from Blagdon.

It occupies a truly rural location some 900ft above sea level with stunning views over its own land and surrounding countryside south towards Blackdown.

Although the property is rural it is not isolated being just 13 miles south of Bristol and 9 miles from Wells.

SITUATION

The whole area is one of outstanding natural beauty and there are splendid views of the surrounding hills and open countryside. Riding, walking, fishing, sailing and dry-skiing are just some of the activities available around. Blagdon village is just two miles to the north and facilities include a convenience store and post office, public houses, parish church, Blagdon Primary School and Pre-School. Secondary education is available at nearby Churchill Academy with its modern sports complex and there are private schools in Bristol, Wells, Sidcot, Bath and Wraxall. Access to the M5 and wider motorway network is at Clevedon (Junction 20) and St. Georges, Worle (Junction 21) with Bristol international airport nearby and mainline railway stations at Weston-super-Mare, Yatton and Bristol.

ACCOMMODATION

The interior accommodation at Swymmers Farm is laid out over two floors with extensive cellarage at lower ground floor level. It has high ceilinged, well-proportioned rooms with oil fired central heating, mains water, electricity and private drainage, double glazing and period doors. The property would benefit from modernisation.

A central hall leads into the south facing sitting room and dining room and a hardwood conservatory spanning the full width of the house. The kitchen (with Aga), a useful pantry and the study/snug are also located on the north side of the house. Accessed from the study is a utility room with adjoining WC and shower. There is an external door from the utility to the driveway and gardens.

The staircase rises from the hall to the first-floor landing where there are four double bedrooms and a family bathroom. All afford superb country views.

A door in the hall leads down to extensive cellarage.

OUTSIDE

Swymmers Farm is located some 100 yards from the B3134 and approached down a drive – with a spur off to the neighbouring property. The private drive then leads down to the house with grass and tree areas to one side and terminates in front of the entrance door into the utility and in front of the detached double garage which has light and power.

A public footpath runs beside the house from the B3134.

The land is Mendip pasture and amounts to approximately 55 acres. It is divided by stone walling and a recently planted native hedgerow.

There is a large wildlife pond close to the house, and a large galvanised and timber outbuilding & small copse.

Tenure: Freehold

Local Authority: Mendip District Council. Tel: 0300 303 8588

Viewing: Strictly by Appointment with the Agent, David James
Tel: 01934 864300

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

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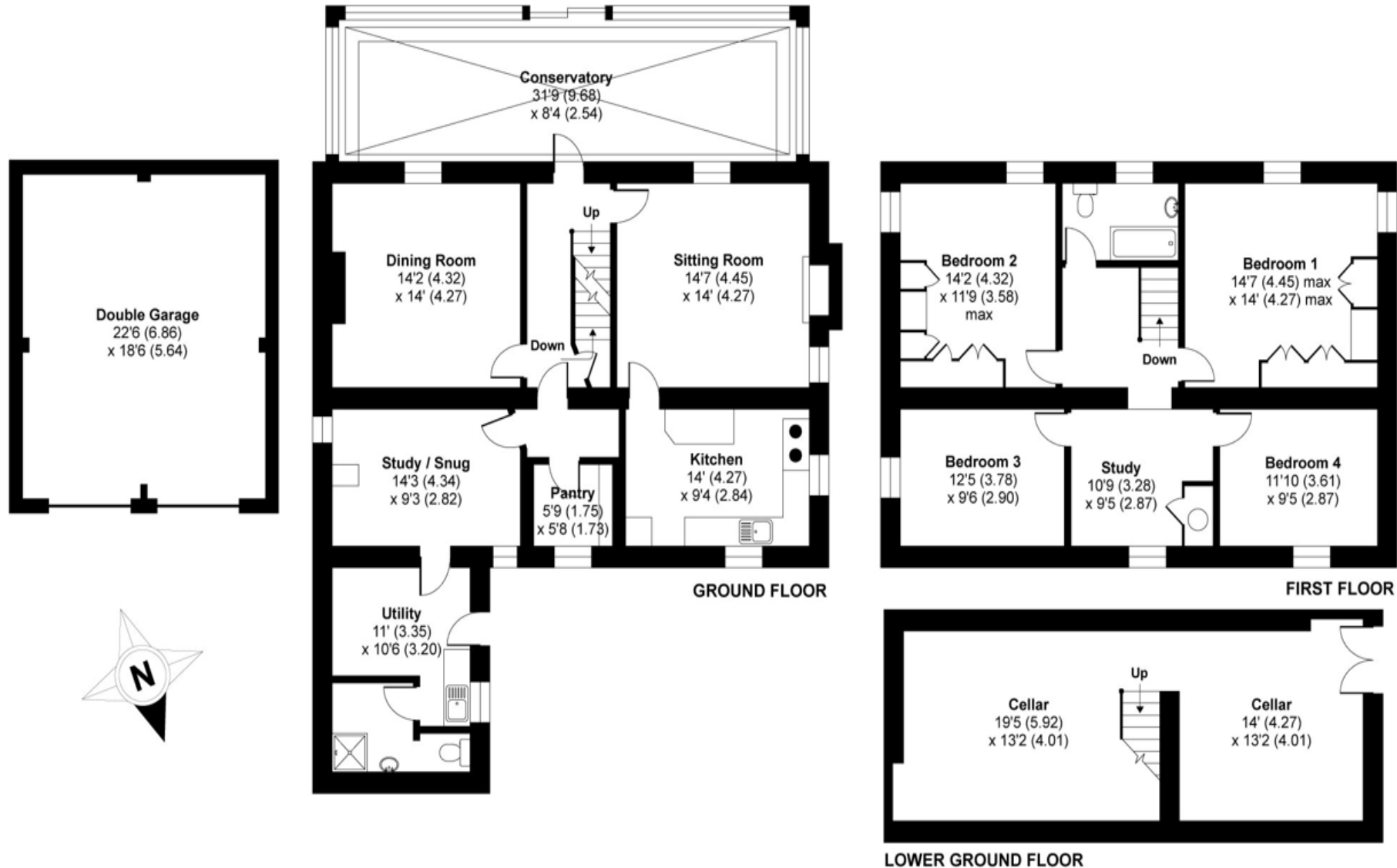
Date: 14th July 2026



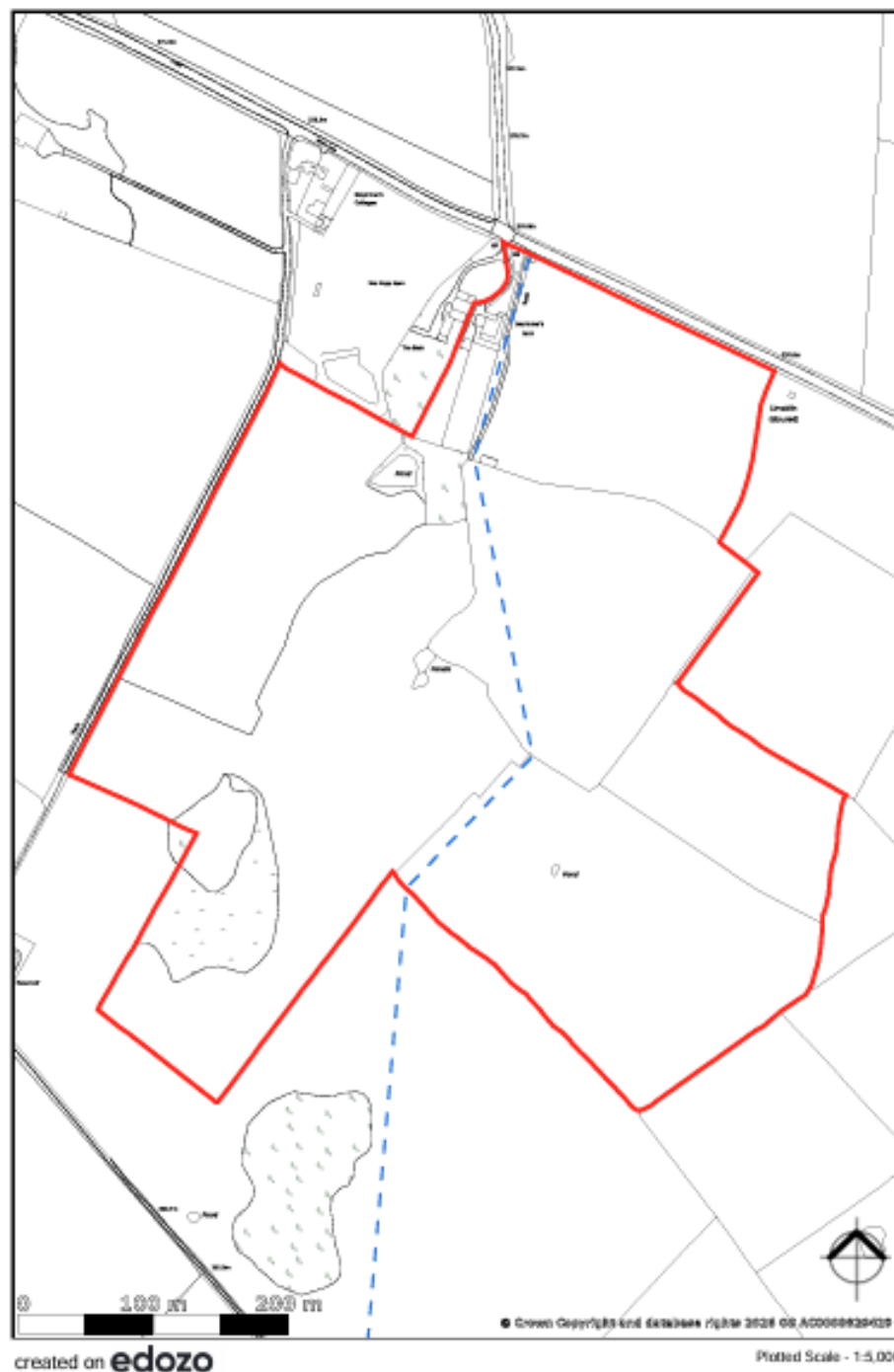


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APPROX. GROSS INTERNAL FLOOR AREA 3188 SQ FT 296.1 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



--- footpath