



BY DESIGN



Sunnyside Farm

Shapwick Road, Westhay, BA6 9TT

Sunnyside Farm is an exceptional, turn-key country home, fusing character and modernity.

A beautifully renovated and extended Edwardian farmhouse set within 6 acres, with further land available. Offering 5 bedrooms, 4 reception rooms and 4 bathrooms, alongside superb entertaining spaces, outbuildings and far-reaching countryside views.

There is something quietly compelling about a house that has already done the hard work - where the integrity of its heritage remains intact, yet the demands of modern living have been resolved with clarity and precision. This is exactly what has been achieved at Sunnyside Farm. Set back from a country lane and approached via a sweeping driveway, the farmhouse immediately conveys a sense of arrival. Its Edwardian symmetry, softened by time and framed by open countryside, is both elegant and reassuring. Beyond the façade, however, lies a home that has been meticulously re-engineered for contemporary life. Extensive renovation and thoughtful extension have elevated the property into something far more than a period home - this is now an efficient, technically refined country residence, designed to be lived in effortlessly.



































Key features

Downstairs

The atmosphere is one of space, light and quiet sophistication. The proportions are generous throughout, with four distinct reception rooms allowing the house to flex around modern family life. There is a natural rhythm to the layout: spaces for entertaining, spaces for retreat, and moments in between where the house simply breathes. Large windows and glazed doors draw the outside in at every opportunity, framing garden views and connecting seamlessly with the terraces beyond.

At the heart of the home, the kitchen and adjoining dining room create a sociable, day-to-day hub - equally suited to informal mornings or larger gatherings that spill out into the garden. The kitchen, featuring a beautiful electric Rangemaster, is stylish and un-cluttered thanks to a substantial separate utility room. Elsewhere, more intimate living rooms and office space offer a sense of calm; a place to read, to work, or to unwind beside a fire as the seasons change outside. A downstairs shower room provides an opportunity for the office to be used as a sixth bedroom, should the need arise.

Upstairs

Five bedrooms are arranged with both practicality and comfort in mind. The principal suite enjoys a particularly appealing dual-aspect outlook across the surrounding land, while the additional bedrooms are all well-proportioned and supported by three bathrooms, making the house as functional as it is beautiful - ideal for family life and guests.

Outside

The land unfolds gently from the house, with an apple orchard to the front. Beyond, the grounds extend to approximately six acres - enough to offer genuine privacy and possibility, whether for smallholding ambitions, or simply the luxury of space. For those seeking something more substantial, further acreage is available by separate negotiation, transforming the property into a far more significant rural holding.

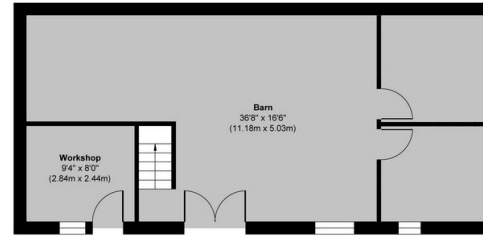
The outbuildings also complement modern lifestyles. Where once there may have been purely functional agricultural structures, there is now a far more engaging proposition: a barn with adjoining spaces that lend themselves perfectly to entertaining. A covered outdoor area, barbecue space and games room create an environment designed for gathering - long summer evenings, family celebrations, or relaxed weekends with friends.



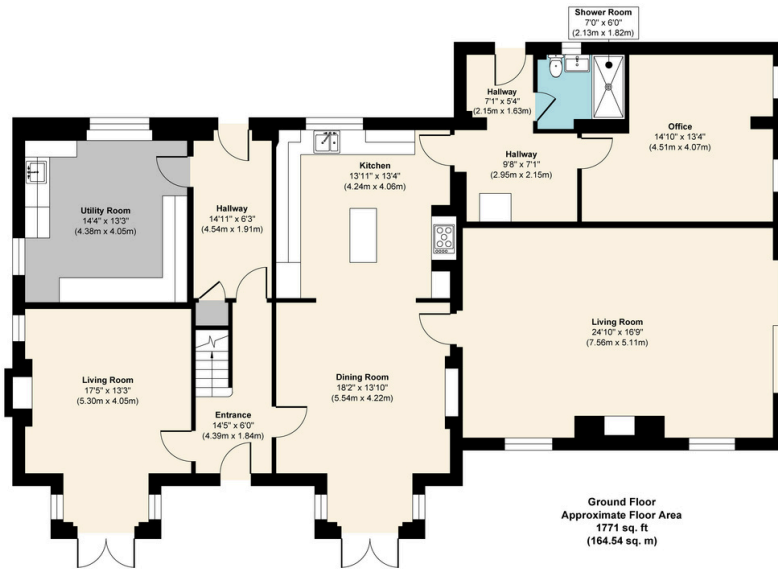


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	83
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

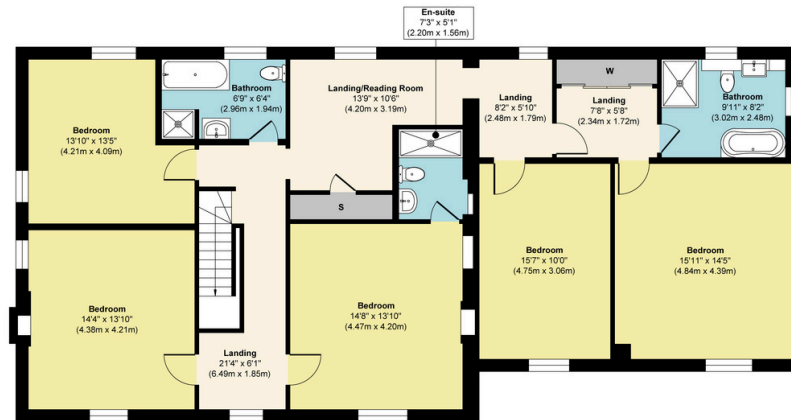
What3Words - ///parts.aliens.cool



Outbuilding
Approximate Floor Area
406 sq. ft.
(37.53 sq. m)



Ground Floor
Approximate Floor Area
1771 sq. ft.
(164.54 sq. m)



First Floor
Approximate Floor Area
1598 sq. ft.
(148.52 sq. m)

Approx. Gross Internal Floor Area 3974 sq. ft / 369.29 sq. m (Including Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.

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About the area

Westhay

Surrounded by the dramatic landscapes of the Somerset Levels, the village is particularly appealing to those seeking a quieter pace of life, with renowned walking routes, cycling and birdwatching quite literally on the doorstep. Despite its peaceful setting, Westhay remains well positioned for access to Glastonbury, Wells and Street, making it ideal for buyers who want countryside living without feeling isolated. The area's wide open skies, waterways and ever-changing scenery create a calm, restorative atmosphere that is increasingly sought after by lifestyle-driven buyers relocating from towns and cities alike.



Somerset

A mesmerising county nestled in the scenic south west of England.

Famed for attractions like Glastonbury Tor, Wells Cathedral, Cheddar Gorge & Caves, The Levels and of course, The Mendip Hills Area of Outstanding Natural Beauty.

Somerset is a rural area, with plenty of farming and is well known for the production of cheese and cider.



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BY DESIGN

Mark Manning

Mark.Manning@ByDesignHomes.com

01749 601400 | 07967 565220

ByDesignHomes.com



International audience

local knowledge

