



**STAGS**

Buttles Farm



# Buttles Farm

Churchinford, Taunton, TA3 7PS

Taunton - 9.5 miles Wellington - 8.2 miles

- Beautifully extended farmhouse
- Courtyard of traditional barns for conversion
- Modern agricultural building
- 10.7 Acres of land
- Open plan kitchen breakfast room
- 2 Reception rooms
- 4 Bedrooms
- Wonderful rural position

**Guide price £995,000**

## Situation

Buttles Farm occupies a delightful rural position, lying within the Blackdown Hills, which is a designated Area of Outstanding Natural Beauty. A predominantly agricultural landscape primarily comprising pasture and arable land interspersed with a abundance of woodland. As well as an attractive and secluded position, the property still enjoys easy access to the surround districts and main routes of communication. There are thriving local communities in the nearby villages of Churchinford and Hemyock. Both centres offering a post office, primary school, public house and doctors surgery, with a sport centre available at the latter. Wellington offers a good range of everyday shopping, banking and education services including primary, secondary schooling and the renowned Wellington School. Somersets County Town of Taunton affords an excellent range commercial, educational and recreational facilities including three public schools. There are good road and rail connections with access to the M5 motorway at Wellington Junction 26, Taunton Junction 25 and Tiverton Junction 27. Mainline rail links to London Paddington are also available at Taunton and Tiverton Parkway. Access to the A30/A303 at Honiton provide an easy link to London and the South East. There are also international airports at Exeter and Bristol.

## Description

Buttles Farm is a beautifully extended and well proportioned former farmhouse, which has undergone major refurbishment by the current owners. The improvements have been sympathetically carried out and there is a seamless blend of modern and traditional



Former traditional farmhouse, which has been sympathetically extended and improved, occupying a superb rural position.





styles with deep inglenook fireplaces and exposed beams. There is a timber framed glazed double two story extension which forms a kitchen breakfast room with bi-folding doors. On the first floor there is a master bedroom suite which includes an en suite and dressing room.

### Accommodation

The accommodation includes a sitting room and snug, both with deep inglenook fireplaces, window seats and exposed beams. A bespoke, handmade kitchen has been fitted with an electric Aga, central island unit, marble work surfaces and integrated dishwasher. There is a walk in pantry, separate utility and WC. A rear hallway provides access to the courtyard and study/bedroom four. On the first floor there are three bedrooms, a family bathroom which has been fitted in a contemporary style with a limestone floor, Victoria and Albert freestanding bath and walk in shower.

### Outside

Attached to the house are a range of traditional outbuildings, formerly a milking parlour and shippen. These buildings have also been greatly improved and includes a new roof, oak timbers, and steel structures, which would allow similar accommodation or provide space for an office/holiday home. These buildings surround a large concrete courtyard, which provides ample parking space and offer flexibility as they have planning permission for ancillary and holiday let use. At the rear of the house is a former cider barn, now used as a workshop, which is detached and includes electric lights, power and drainage. There is also a Nissen hut, timber poultry building, modern building with a covered yard and lean to. There is an orchard and gardens to the rear with patio area and steps leading up to the main garden which is laid to lawn and planted with a number of specimen shrubs and plants. The land extends to approximately 10.7 Acres and is divided into two main fields with level pasture. At the front of the property there is a separate area of garden with a number of raised beds. The vendors run a small campsite registered with Freedom Camping which allows 15 tents and 5 caravans. Within the barns there is a creation of a shower and WC room with two showers and two WCs with hand basin.

### Services

Private drainage, mains water via a private pipe, private drainage, biomass boiler which obtains residual heat initiative and provides an income over the next 5 years of approximately £4000 per annum.

### Directions

From Taunton take the road south passing through Trull and Blagdon Hill. Follow this road to the top of the Blackdown Hills, passing the Culmhead Business Park on the right and immediately after turn right signposted to Honiton and Smeatharpe. Follow this road for approximately a mile and turn right onto Buttles Lane. Proceed along this lane for a short distance and Buttles Farm can be Identified on the right hand side.





These particulars are a guide only and should not be relied upon for any purpose.

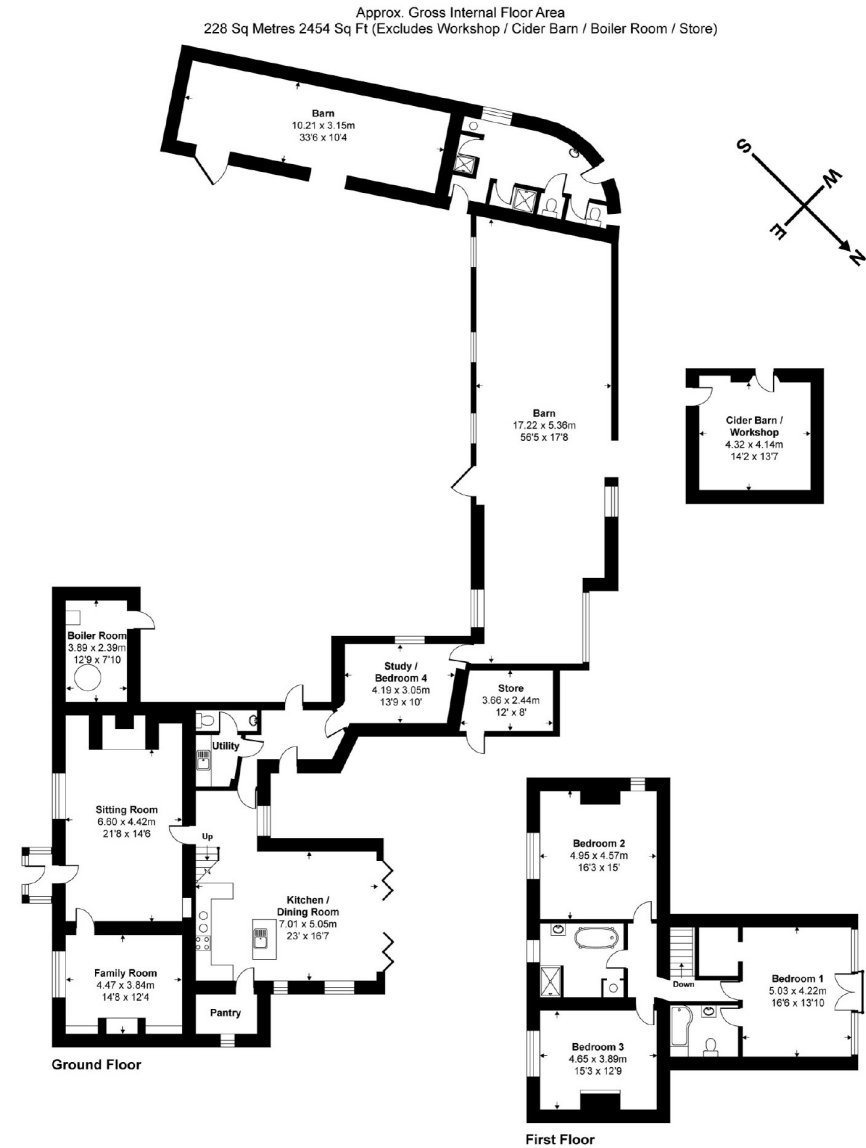


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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale