



STAGS

Heathfield Farm



Heathfield Farm

Fiddington, Bridgwater, TA5 1JD

Bridgwater 7 miles. Taunton 12 miles.

- 3-5 acres
- Garage and annexe
- 3 bay modern agricultural barn
- Level productive pasture
- Six bedrooms
- Two bathrooms
- Farmhouse kitchen
- Three reception rooms

Offers in excess of £825,000

Situation and amenities

Heathfield farm is situated in a lovely rural location enjoying fine views over open countryside and towards the Quantock Hills, yet is readily accessible being a short drive to the A39. The A39 provides access to the motorway and Bridgwater. Easy access is gained across the Quantock Hills to Taunton, the county town, where there is a further range of extensive facilities. Heathfield Farm is situated close to the village of Fiddington and local facilities are accessed in Nether Stowey and Cannington.

The property has excellent access to the Quantock Hills, which are the first Area of Outstanding Natural Beauty in the country. The surrounding area provides excellent opportunities for riding and walking and an inspection of the property is highly recommended.

Description

Heathfield Farm is a substantial detached house built approximately 8 years ago and is constructed of stone and rendered elevations with brick quoins all under a tiled roof. Close to the house there is a garage with an adjoining annexe and also there is a three bay modern agricultural building adaptable for a variety of livestock uses. The property is approached off of the village road via a private drive, which leads to a substantial parking and turning area and access to the house. There is another access off the village road that leads into the garage area. The property is situated in the middle of its land and is available with 3-5 acres. Up to a further 10 acres are available by separate negotiation.



A substantial detached house enjoying lovely views over open countryside and further towards the Quantock Hills and 5 acres.





Heathfield House

A pathway leads into the entrance porch, which has an arched window and further into the entrance hall with stairs rising to the first floor. The sitting room is a triple aspect room and is centred on an open fireplace with inset wood burner, brick surround and timber mantel piece. There are double doors leading onto the patio. From the entrance hall a door leads into a shower room with shower, wash hand basin and low level WC. The kitchen/breakfast room is a lovely feature of the property and comprises a range of fitted high and low level units with a Rangemaster oven and hob. A central island provides a breakfast area. The kitchen enjoys lovely views over the land and has access to the patio. A large opening provides access to the dining room, which enjoys fine views west over the garden. There is a large utility room, which has double doors to the patio and single door to outside. The utility room has a range of units, together with plumbing for a washing machine and a tumble dryer. From the utility there is access to the study which enjoys lovely views and has a range of fitted shelving.

On the first floor the property has a large master bedroom with views over the property's land as well as having a walk in wardrobe and further cupboard space. There is an en suite comprising a large shower, wash hand basin, low level WC and bidet. There are three further bedrooms, all enjoying delightful views as well as a family bathroom with a panelled bath, low level WC and wash hand basin. On the second floor there is two further bedrooms enjoying excellent views as well as a substantial storage area.

Garage/annexe

A short distance from the property is a separate garage and annexe. This building is constructed of brick and rendered elevations under a tiled roof and currently offers a boot room, which adjoins a shower room with a low level WC, wash hand basin and shower. There is a kitchen/living area, which is currently used as work area. The kitchen is fully fitted with a range of high and low level units. A door leads into the garage with a single door and double doors leading to the garden. The garage could be converted to provide further accommodation for the annexe if required.

Land

Heathfield Farm has two access points, the first is a drive off of the village road, which leads to the garage and the front of the house. There is a further main driveway, which leads to the parking and turning area. The land included with the sale is between 3-5 acres depending on requirements and includes the well fenced paddock immediately adjoining the driveway and 1 acre of land to the north of the house. There is also the land which the property overlooks to the south and it is this paddock that has some flexibility over the land available. All of the land is well fenced and has water and in the paddock adjoining the driveway there is a modern agricultural timber framed building, which has 3 bays, two of which are open. The building is clad on three sides as well as having one bay also timber clad. This building is highly adaptable and offers scope for a variety of livestock uses.





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



Stags
 5 Hammet Street, Taunton, Somerset,
 TA1 1RZ
 Tel: 01823 256625
 taunton@stags.co.uk

Energy Efficiency Rating		Current	Potential
20-40%	A		89
41-45%	B		
46-49%	C	74	
50-54%	D		
55-59%	E		
60-64%	F		
65-69%	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

