



Stibbear  
Farmhouse



# Stibbear Farmhouse

Stibbear Lane, Donyatt, Ilminster, TA19 0SQ

Taunton - 13 miles. Chard - 4 miles. Ilminster - 3 miles.

- For sale by informal tender- 15th March 2018
- Five bedroom farmhouse
- Sitting room and Dining room
- Kitchen breakfast room
- Back kitchen and scullery
- Range of attached barns
- Gardens and courtyard
- Further land available

**Informal tender £350,000 to £400,000**

## Situation

Stibbear Farmhouse enjoys an enviable rural position, located on the fringes on the hamlet of Crock Street approximately 1 mile from the village of Donyatt. The Somerset market town of Ilminster is located approximately 3 miles away and offers a good range of services and amonites. Chard is located approximately 4 miles away. Taunton, the County Town of Somerset, is approximately 13 miles away and offers an excellent range of services, amonites and educational establishments. The property is within a short drive of the A303 and access to the M5 motorway is available from Taunton at junction 25. Intercity rail services are available from Crewkerne, approximately 10 miles from the property. The property is also within in easy reach of Bristol and Exeter airport and the West Dorset Jurassic Coast line.

## Description

Stibbear Farmhouse is a wonderful restoration project which includes a handsome main dwelling constructed of natural ham stone elevations under a pitched slate roof. Internally the property has well proportioned accommodation arranged over three floors and currently provides five bedrooms living accommodation. The property boasts many traditional and period features and has its own gardens and former orchard. Attached to the farmhouse is a further barn, which is in need of renovation. There is a further tool store, which could be converted to further accommodation subject to necessary



An attractive farmhouse in need of total renovation with attached barns, gardens and courtyard.







planning consents. At the back of the house there is a courtyard, which provides parking and garden area. There is further land available if required. The farmhouse will be part of a courtyard development of barns, which will be sold off at a later date. The owner would also consider selling as a whole if approached.

### Accommodation

There is a ground floor entrance porch with a pitch slate roof, flag stone floor and side seats and a door leading through to the entrance hall with a under stairs cupboard and stairs rising to the first floor. The sitting room has an open fireplace, tiled hearth and surround cupboards to either side with window to the front. The dining room has a brick build fireplace with alcove and cupboard over and window seat. There is an inner hallway with access to the rear porch leading to the outside. The kitchen breakfast room has a stone sink unit with a cupboard beneath and a Rayburn Royal. There is a back kitchen with under stairs storage cupboard, old bread oven and a brick surround with cupboards to either side and again access to the side garden. There is a scullery with flat stone flooring, fireplace with tiled surround and access to adjoining tool shed. On the first floor there is a landing with access to the bedrooms. The master bedroom has an inset shelf cupboard and exposed timber beam. Bedroom two has a beamed ceiling, which is partially collapsed and a front aspect window. Bedroom three has an open fireplace, feature beams, a front aspect window with window seat. Bedroom four has a window to the side and access through to the family bathroom with a bath, wash hand basin, WC, airing cupboard with hot water tank. The rear landing accommodates bedroom five and exposed floorboards, feature beams and cupboard. From the landing there is a staircase leading to the second floor where the attic is partially boarded.

### Agents Note

The purchaser will be required to create a visibility splay at the entrance. Further details are available.

### Services

Mains electric and water. Private drainage to be connected.

### Method of Sale

The property is being sold by informal tender on the

### Directions

From Taunton take the A358 to Ilminster. At the main Ilminster roundabout take the third exit signposted to Chard. Follow this road and proceed through the village of Donyatt and on exiting the village take the first turning right signposted to Crock Street. Follow this road up the hill and Stibbear Farmhouse can be found on the right hand side identified by a Stags for sale board.





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



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