



Buttles Farm

Churchinford, Taunton, Somerset, TA3 7PS



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An attractive detached period farmhouse enjoying a delightful situation in the Blackdown Hills, in gardens and grounds extending to approximately 11 acres, with the benefit of a range of outbuildings and an established campsite

GUIDE PRICE

£900,000

THE PROPERTY

Buttles Farm is an attractive detached period farmhouse, which has been skilfully and sympathetically renovated and extended to create a beautifully presented and versatile family home, with a delightful blend of traditional features and modern amenities. There is a stunning kitchen/dining room extension with oak bifold doors opening out onto the terrace and gardens, with slate floor and an Aga, which is clearly the hub of the house. There is a generous sized sitting room with inglenook fireplace and separate family room and on the first floor, a stunning master bedroom with a vaulted ceiling, en suite and walk in dressing room. The property has the benefit of a biomass boiler which enjoys a residual heating initiative and provides an income over the next few years of approximately £4,000 per annum.

In addition to the main farmhouse there is a range of traditional outbuildings, formerly a milking parlour and shippin and these buildings have been greatly improved and there is the opportunity to create an annexe/holiday let, or extension to the main accommodation.

Buttles Farm is situated in gardens and grounds extending to approximately 11 acres, with a range of outbuildings and the vendors have run a small campsite,





which is registered with Freedom Camping allowing 15 tents and 5 caravans. Within the barns there are guest showers and w.c.'s.

The accommodation comprises:

Entrance door to

Entrance Porch with door to

Sitting Room with feature open fireplace with canopy and raised hearth and adjacent recesses, window to the front elevation providing window seat, door to

Family Room with fireplace, exposed beams, window providing window seat to the front elevation, recess incorporating shelving

Open Plan Kitchen/Dining Room. This forms part of a stunning extension to the original farmhouse with a lovely handmade fitted kitchen with cooker and marble work surfaces, four oven electric Aga, built in dishwasher, built in fridge, central island with twin Belfast sinks, stairs to first floor, slate floor, bifold doors opening on to the terrace, two windows, walk in pantry with slate floor and window

Rear Hall with slate floor, door to rear garden, door to yard

Utility Room with fitted cupboards, single drainer stainless steel sink unit, space and plumbing for automatic washing machine, slate floor, door to

Cloakroom with low level w.c., pedestal wash hand basin and slate floor

Study/Bedroom 4 with oak floor, window and door to barn





First Floor

Bedroom 1 with vaulted ceiling with exposed A frames providing picture window with Juliette balcony

En Suite with Duravit contemporary bath with shower over, wash basin, low level w.c., tiled floor, walk in wardrobe

Bedroom 2 with window to the front and side

Bedroom 3 with window to the front elevation

Bathroom which has been fitted in a contemporary style with shower enclosure, freestanding roll top bath, circular sink set on a table, low level w.c., window to front, tiled floor, cupboard incorporating tank



OUTSIDE

To the side of the property, approached through a five bar gate, is a substantial yard with 'L' shaped attached traditional outbuilding, formerly a milking parlour and shippin. These buildings have been improved with new roof and steel structures and we understand that there is consent for holiday lets or ancillary accommodation to the main house. Within these buildings is a shower block for the campsite with two toilets and two showers and hot water tank. On the other side of the lane is a strip of garden, which has been utilised as a vegetable area. The majority of the garden lies to the rear of the property and enjoys a generous slate terrace for outside dining/seating and there is a raised lawned area with an adjoining well stocked orchard. There is a further range of buildings, with a former cider barn currently used as a workshop, Nissan hut, timber poultry building and modern farm building with leanto. The land is approached over a separate access leading to a generous car parking area and giving access to paddocks which


have been divided into two main fields with level pasture. The vendors currently run a small campsite registered with Freedom Camping, which allows 15 tents and 5 caravans.

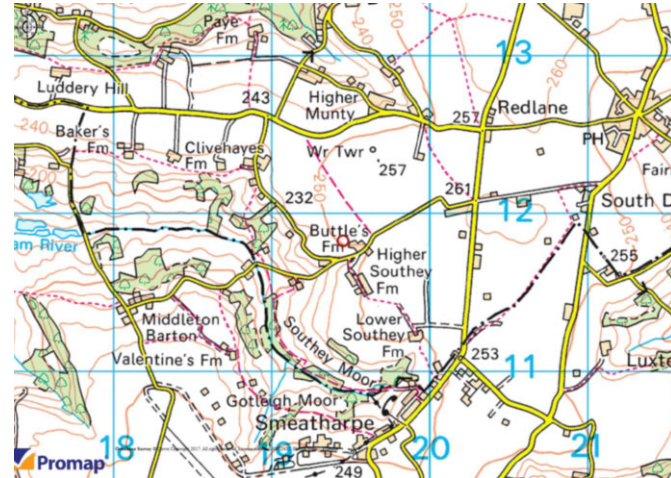
SITUATION

Buttles Farm enjoys an idyllic rural, yet accessible location, close to the Devon/Somerset border within the Blackdown Hills, which are designated an Area of Outstanding Natural Beauty and provide miles of footpaths and bridleways. The popular village of Hemyock provides a range of day to day facilities, whilst at Churchinford there is a doctor's surgery, community shop and public house. There is delightful surrounding countryside, with a wooded hillside and open fields providing excellent opportunities for walking, riding and other rural pursuits. Day to day facilities and amenities can be found in the local towns of Wellington and Honiton, with a mainline railway station at Honiton and an M5 Motorway interchange at Wellington. Taunton, the County Town, provides a comprehensive range of recreational, scholastic and shopping facilities as well as a main line railway station and M5 Motorway interchange.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



DIRECTIONS

From Taunton town centre take the Trull Road through Trull and towards the village of Blagdon Hill. Proceed through the village of Blagdon Hill and over the top of the hill towards Churchinford passing the Culmhead Business Park on the right hand side and continue to the village of Churchinford. In the village turn opposite the York Inn into Red Lane and at the crossroads turn left towards Honiton and Smeatharpe. Take the first turning right into Buttles Lane and Buttles Farm will be found on the right hand side.

Humberts

17 Hammet Street

Taunton

Somerset

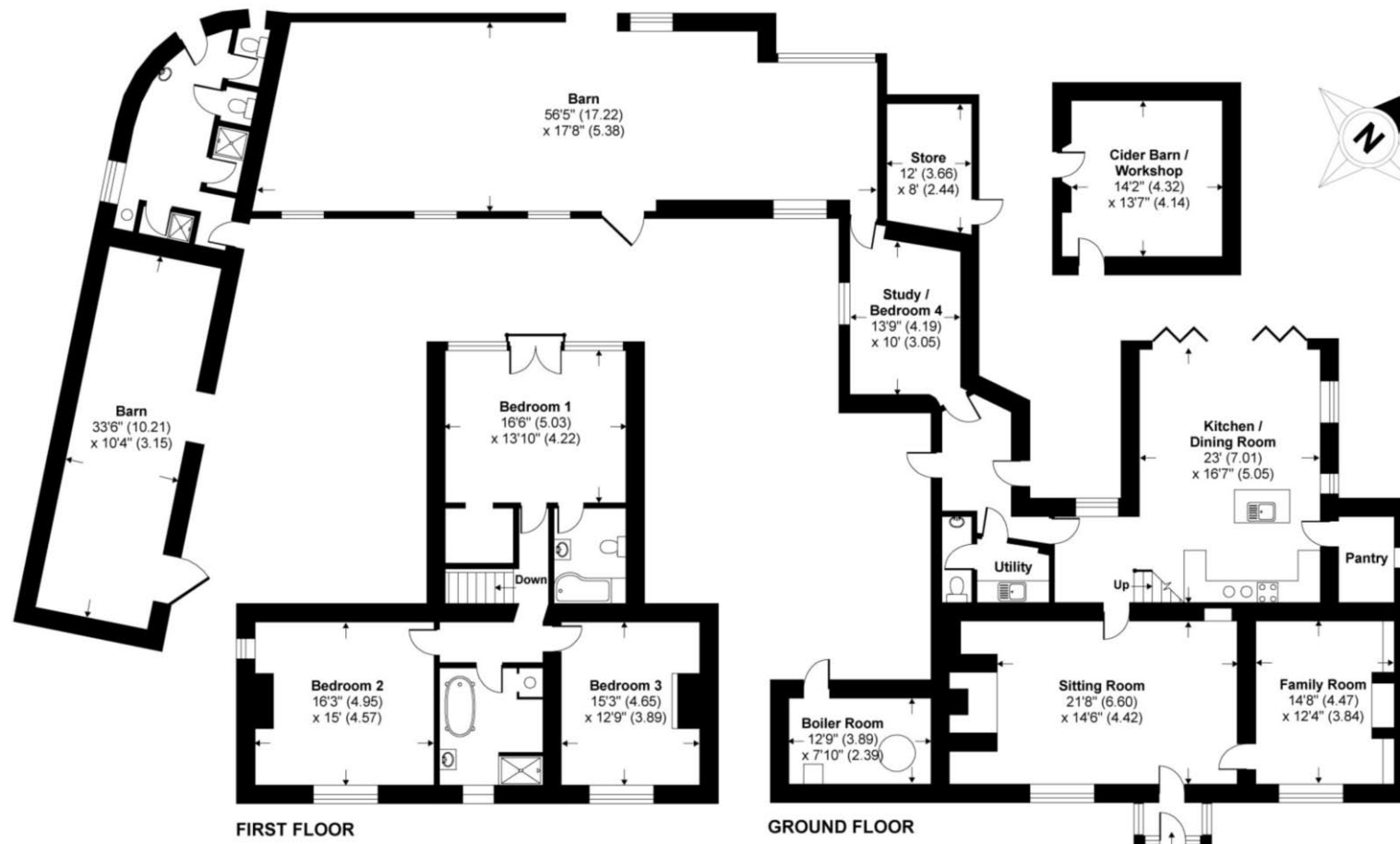
TA1 1RZ

01823 288484

carl.johnson@humberts.com

humberts.com

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TOTAL GROSS INTERNAL FLOOR AREA 5554 SQ FT 516 SQ METRES
MAIN HOUSE INTERNAL FLOOR AREA 2454 SQ FT 228 SQ METRES
OUTBUILDINGS INTERNAL FLOOR AREA 3100 SQ FT 288 SQ METRES

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.

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