



Vincent's Farm

West Hatch, Taunton, Somerset, TA3 5RJ



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A conveniently located equestrian holding with a detached period farmhouse, set in 16 acres with a substantial range of outbuildings and loose boxes

GUIDE PRICE

£850,000

THE PROPERTY

Vincent's Farm is a conveniently located, detached period farmhouse with a substantial range of outbuildings and loose boxes and is set in a plot extending to approximately 16 acres.

The property offers well proportioned and versatile accommodation, with many traditional and period features and is offered in good decorative order throughout. It has the benefit of oil fired heating and double glazing.

The equestrian facilities provide a comprehensive range of loose boxes, including foaling boxes, and there is an American style covered yard, four bay modern barn and traditional stone barn, that is attached to the property.

The accommodation comprises:

Reception Hall with stairs to first floor

Sitting Room with fireplace incorporating woodburning stove, two windows to the front elevation

Kitchen with a range of units providing work surfaces with cupboards and drawers under, wall mounted cupboards, single drainer stainless steel sink unit, space for range cooker, two windows to the rear elevation





Family Room with door to garden and window

Dining Room with feature fireplace incorporating woodburning stove, two windows to the front elevation

Rear Hall with door to garden

Shower Room with shower cubicle, low level w.c., pedestal wash hand basin, part tiled walls and window

First Floor

Landing with eaves storage cupboard

Bedroom 1 with window

Bedroom 2 with window

Bedroom 3 with window

Bedroom 4 with window

Bathroom with suite comprising panelled bath, pedestal wash hand basin, low level w.c., window

Separate w.c. with low level w.c., pedestal wash hand basin, window



OUTSIDE

The property is approached from the lane into a concrete yard giving access to the property and the equestrian facilities. The formal gardens are laid to lawned areas, with well stocked borders and a generous terrace for outside dining/entertaining, with steps up to an orchard adjoining the paddock.

The loose boxes are as identified on the attached floor plan, with the useful addition of a four bay barn extending to approximately 60' x 38'






SITUATION

Vincent's Farm is situated within the hamlet of West Hatch which enjoys a public house and good access to Thurlbear Woods, suitable for walking and horse riding. The local village of Hatch Beauchamp offers a primary school and public house and there is good access to be enjoyed to the A303 and to the local towns of Ilminster and Taunton. 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		
(55-68) D		68
(39-54) E		
(21-38) F	28	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

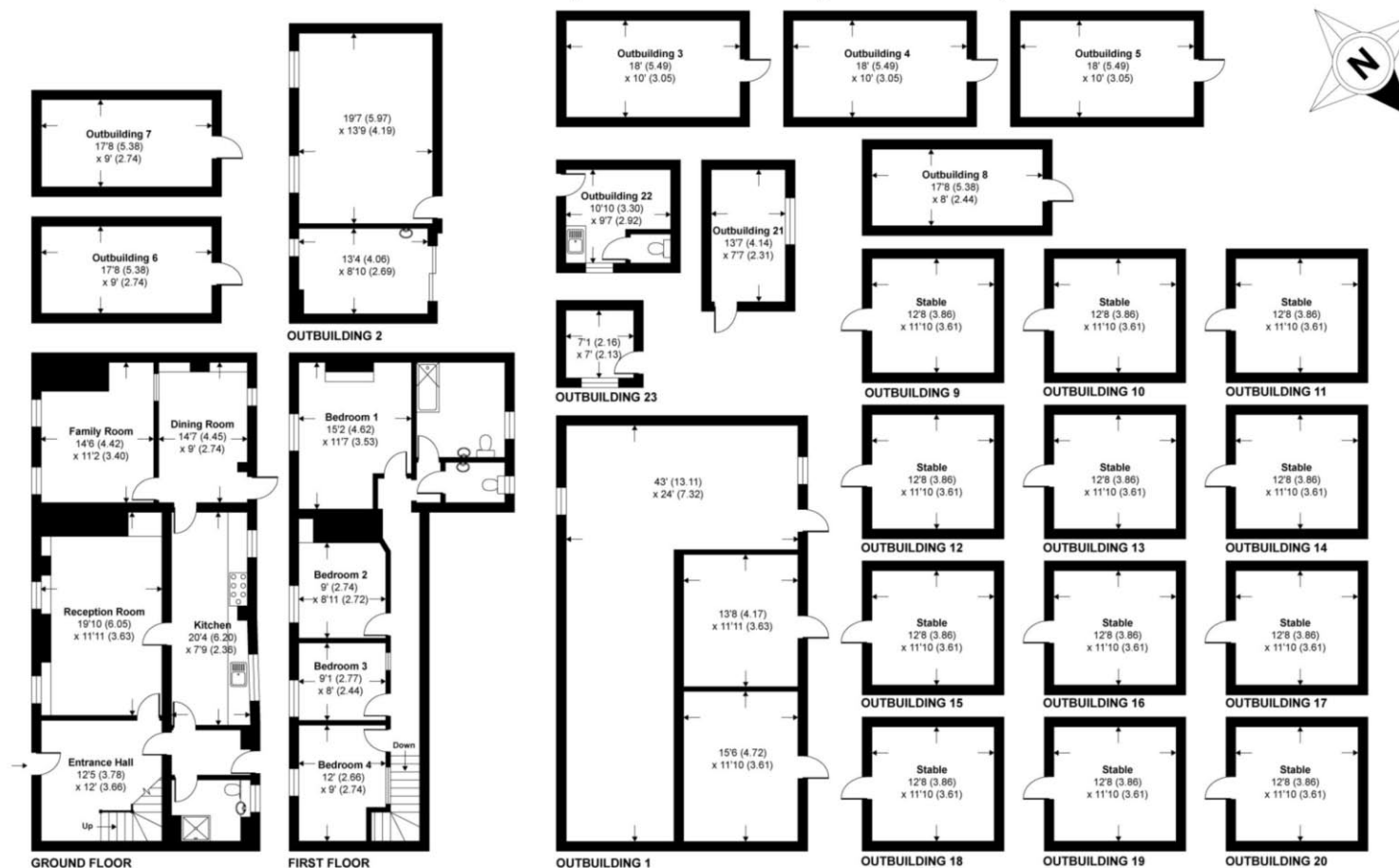


DIRECTIONS

From Junction 25 of the M5 Motorway take the A358 east towards Ilminster. Proceed through Henlade and through the traffic lights at Thornfalcon and take the next turning right after the Hatch Beauchamp turning, signposted to West Hatch. Proceed along the road and the property will be found as the first on the right hand side.

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Vincents Farm, West Hatch, Taunton, TA3



TOTAL GROSS INTERNAL FLOOR AREA 6213 SQ FT 577.2 SQ METRES
MAIN HOUSE INTERNAL FLOOR AREA 1729 SQ FT 160.6 SQ METRES
OUTBUILDINGS INTERNAL FLOOR AREA 4484 SQ FT 416.6 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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