



Deans Farm

Coleford Water, Lydeard St Lawrence, Taunton, Somerset, TA4 3QW



Deans Farm

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TA4 3QW*

A handsome detached period farmhouse with the benefit of secondary accommodation, enjoying a stunning situation in the heart of the West Somerset countryside, in gardens and grounds extending to approximately 8.5 acres

GUIDE PRICE

£895,000

THE PROPERTY

Deans Farm is a handsome detached period farmhouse enjoying a stunning situation, in the heart of the West Somerset countryside, in gardens and grounds extending to approximately 8.5 acres. Deans Farm is a quintessential period farmhouse which has been skilfully and sympathetically refurbished and extended, to create a beautifully presented, versatile family home with secondary living accommodation. The property exhibits many period character features, with exposed beams and substantial fireplaces, which are complemented by well appointed modern kitchen and bathroom fittings. The main accommodation is ideally suited to a family lifestyle, with excellent reception rooms and there is a substantial drawing room, sitting room and dining room. On the first floor there are four double bedrooms, two of which have en suite facilities. The annexe accommodation provides two double bedrooms, both with en suite facilities, living room and kitchen and the property has the benefit of double glazing and oil fired heating.

Deans Farm enjoys a stunning rural, yet accessible location, in gardens and paddocks extending to approximately 8.5 acres. The property is well suited to equestrian use, with three loose boxes and good access to local bridleways. The gardens are beautifully landscaped and delightful views are to be enjoyed over the West Somerset countryside towards Willett Tower.





The main accommodation comprises:

Entrance door to

Sitting Room with windows to the front elevation providing a window seat, fireplace incorporating woodburning stove, slate floor

Rear Hall with stairs to first floor providing understairs storage cupboard, door to

Utility/Cloakroom with low level w.c., wash basin with cupboards under, space and plumbing for automatic washing machine

Rear Porch/Boiler Room with oil fired boiler, door to garden, window

Dining Room with fireplace, window to front, slate floor

Kitchen with a range of units providing work surfaces with cupboards and drawers under, wall mounted cupboards, Rangemaster range cooker with extractor hood over, built in fridge freezer, dishwasher, window, stable door to gardens, single drainer sink and a half

Inner Lobby with stairs to first floor

First Floor

Landing with door to garden

Drawing Room with dual aspect windows providing window seats with delightful views over the surrounding countryside, fireplace incorporating woodburning stove

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





Bedroom with window enjoying delightful views

Bedroom with window to the rear elevation, built in wardrobe

Bedroom with window with views to the front elevation, window to rear, built in wardrobe

En Suite with freestanding roll top bath, corner shower cubicle, pedestal wash hand basin, low level w.c. and window

Second Landing with airing cupboard

Bedroom with dual aspect windows

En Suite with corner shower cubicle, wash basin with cupboards and drawers under, low level w.c.

Annexe Accommodation

Door to

Reception Hall with tiled floor and window

Sitting Room with ornamental electric fire, window, exposed beam, feature alcove

Kitchen with a range of fitted units providing work surfaces with cupboards and drawers under, built in dishwasher, single drainer sink and a half, Rangemaster range cooker, built in fridge and freezer, tiled floor, door to front elevation

Bedroom with window and door to:

En Suite Wet Room with shower area, wash basin with cupboards under, low level w.c., tiled walls, window

Bedroom with window, cupboard incorporating oil fired combination boiler, door to



En Suite with low level w.c., pedestal wash hand basin, window, tiled walls and floor

OUTSIDE

The property is set in a delightful plot with stunning rural views, in gardens and grounds extending to approximately 8.5 acres. To the front of the property is a generous parking area, whilst to the side a driveway gives access to a garage with up and over door, power and light and workshop/store with partitioned area. The driveway continues around to the side of the property giving access to a generous store and through a five bar gate to four timber loose boxes and timber garage. The delightful formal gardens are set to the rear and side of the property and have extensive terracing for outside dining and seating with a feature well and expanses of lawn extend up to the rear of the property to delightful, beautifully stocked cottage gardens with a range of flowers and shrubs. There is a lovely arbour with stone pillars and cedar shingle roof. The paddocks extend up to the side and rear of the property, with delightful views over the surrounding countryside to be enjoyed and there is a small woodland.

SITUATION

Deans Farm is situated in the heart of the West Somerset countryside and within the parish of Lydeard St Lawrence. The village offers local amenities, to include village hall, parish church and primary school, whilst the larger village of Bishops Lydeard offers an excellent range of day to day facilities and amenities. The property is set in the heart of the countryside and enjoys good access to footpaths and bridleways. 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	35	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



DIRECTIONS

From Taunton take the A358 in a northerly direction towards Minehead. Just after the bypass in Bishops Lydeard turn left onto the B3224 to Wheddon Cross, just after Cedar Falls Health Farm. Continue along this road passing the turning to Lydeard St Lawrence and take the right hand turning signposted Crowcombe 3 miles and Rexton 1½ miles. Continue along this lane and take the left hand turning signposted Willett 1¼ miles and the property will be found after a short distance on the right hand side.

Humberts

17 Hammet Street

Taunton

Somerset

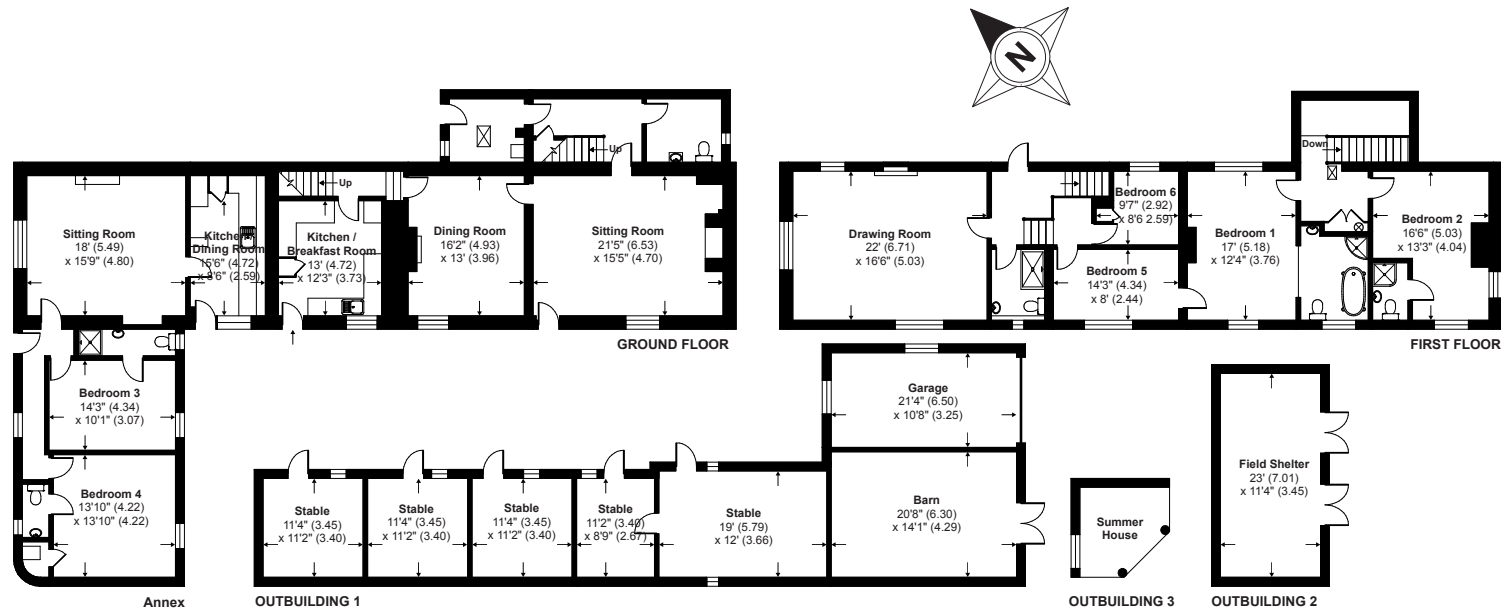
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TOTAL GROSS INTERNAL FLOOR AREA 5040 SQ FT 468.2 SQ METRES
MAIN HOUSE INTERNAL FLOOR AREA 2497 SQ FT 231.9 SQ METRES
GARAGE INTERNAL FLOOR AREA 224 SQ FT 20.9 SQ METRES
ANNEX INTERNAL FLOOR AREA 937 SQ FT 87 SQ METRES
OUTBUILDING INTERNAL FLOOR AREA 1382 SQ FT 128.4 SQ METRES

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