



GIBBINS RICHARDS 
Making home moves happen

Whitewick Farm, Stolford, Stogursey, Bridgwater, Somerset
TA5 1TW

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A fantastic opportunity to acquire a substantial period home and converted barn set in over 17 acres of agricultural land and formal gardens. There are numerous outbuildings, storage facilities, stable block and extensive parking. The property is nestled in a delightful rural location surrounding open countryside and provides tremendous scope for further improvement and redevelopment.

Whitewick Farm

The accommodation comprises in brief; reception hall, sitting room, library, dining room, conservatory, study, kitchen/breakfast room, utility and ground floor WC. To the first floor are six bedrooms, (one bedroom with en-suite shower room) bathroom, shower room and separate WC.

Energy Rating: E / Council Tax - G

"The Barn" Cottage

The accommodation comprises in brief; entrance porch, kitchen, inner hall, sitting room, study/bedroom, dining room, utility room, ground floor WC and shower, separate scullery. To the first floor are two bedrooms and family bathroom.

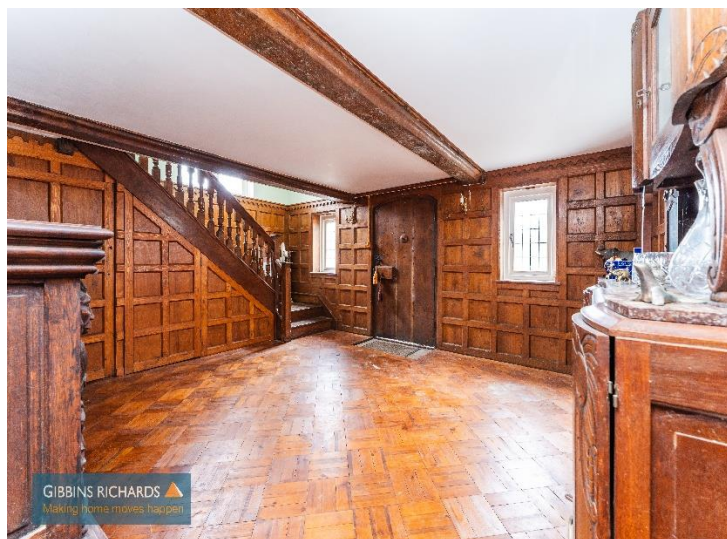
Energy Rating: F / Council Tax - D



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ACCOMMODATION

WHITEWICK FARM

Reception Hall	17' 8" x 14' 10" (5.39m x 4.51m) Stairs to first floor.
Inner Hall	Solid door to;
Sitting Room	25' 0" x 16' 0" (7.61m x 4.87m) with large inglenook fireplace with wood burning stove. Dual aspect lead light windows. Door to.
Library	18' 1" x 17' 9" (5.52m x 5.41m) Side aspect window. Feature fireplace.
Dining Room	22' 8" x 13' 0" (6.90m x 3.96m) with brick built fireplace.
Conservatory	14' 0" x 15' 5" (4.26m x 4.70m) door to garden.
Study	14' 6" x 10' 0" (4.42m x 3.05m)
Utility Room	14' 3" x 6' 10" (4.34m x 2.08m)
Kitchen	20' 10" x 12' 8" (6.35m x 3.86m) with 'Aga', central island unit with halogen hob and undercounter ovens. Opening to;
Breakfast Room	10' 5" x 8' 10" (3.17m x 2.69m)
Entrance Porch	Door to;
Cloakroom	6' 11" x 3' 1" (2.11m x 0.93m) Low level WC and wash hand basin.
First Floor Landing	
Bedroom	14' 0" x 10' 5" (4.26m x 3.17m) with fitted wardrobes. Vanity wash hand basin.
Bedroom	21' 2" x 13' 0" (6.45m x 3.96m) Dual aspect windows with countryside views and exposed beam work, wash hand basin.
Bathroom	9' 2" x 8' 2" (2.79m x 2.49m) Bidet, vanity wash hand basin and bath.
Separate WC	7' 5" x 4' 5" (2.25m x 1.35m) Low level WC.
Bedroom	13' 2" x 13' 2" (4.01m x 4.01m) Door to;
En-Suite Shower Room	6' 1" x 5' 0" (1.85m x 1.53m) Low level WC, wash hand basin and shower enclosure.
Bedroom	13' 6" x 11' 0" (4.11m x 3.35m)
Shower Room	7' 5" x 6' 1" (2.26m x 1.85m) Fitted with a low level WC, wash hand basin and shower enclosure.
Bedroom	22' 5" x 12' 0" (6.83m x 3.65m) Dual aspect windows with countryside views. Further door to landing. Please note this room could be easily sub-divided.
Bedroom	16' 8" x 16' 5" (5.08m x 5.00m) with fitted wardrobes. Exposed ceiling beams. Double aspect windows with further staircase to ground floor level.
Outside	Front entrance gate with extensive parking and large stable block with garaging, stone built barn and numerous outbuildings, including cattle sheds and storage. Wrought iron double gates leading to extensive gravelled frontage, leading directly to the main property. There are formal gardens to include a Victorian gated entrance leading to a secret garden and orchard areas with access to a former swimming pool, outbuildings and greenhouse. There is an area of enclosed garden with pond. The land itself is easily accessed via gated entry which surround the properties, ideal for horses, cattle etc.

"THE BARN" COTTAGE

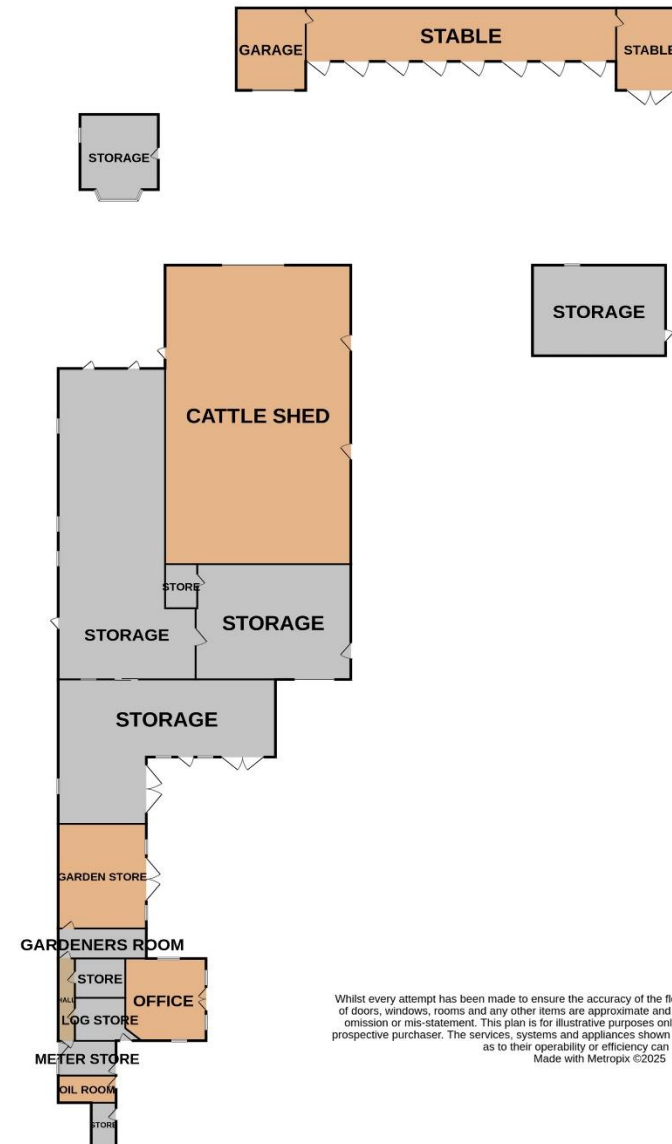
Porch	(containing oil fired central heating boiler)
Kitchen	15' 8" x 10' 8" (4.77m x 3.25m) including built-in double oven, door to porch. With stairs rising to first floor, understairs storage.
Inner Hall	
Sitting Room	32' 6" x 16' 2" (9.90m x 4.92m) with high apex ceiling. Brick inglenook fireplace with central wood burner. Main door to courtyard.
Bedroom/Study	16' 0" x 10' 0" (4.87m x 3.05m) with fitted wardrobe/storage cupboards.
Dining Room	16' 8" x 10' 8" (5.08m x 3.25m) with access to garden and doors to sitting room and utility.
Utility Room	12' 8" x 9' 6" (3.86m x 2.89m) Stable door to front and pantry cupboard.
Cloakroom	WC and vanity wash hand basin.
Shower	Shower enclosure.
Scullery	15' 0" x 12' 8" (4.57m x 3.86m) Access door to front. Door into walk-in storage cupboard.
First Floor Landing	
Bedroom 1	17' 10" x 11' 0" (5.43m x 3.35m) with fitted wardrobes. (please note this room could easily be sub-divided)
Bedroom 2	15' 0" x 7' 0" (4.57m x 2.13m) with built-in wardrobes.
Bathroom	7' 0" x 5' 10" (2.13m x 1.78m) Low level WC, wash hand basin and bath with shower over.
Outside	To the front of the property there is a long formal lawn, two independent driveways, log store, shed, pond and field access. Enclosed garden to rear with decking area, level lawn with various bordering shrubs and plants. A further gate leads to a pergola grape vine and further expanse of garden.



- TRADITIONAL FARMHOUSE AND CONVERTED BARN
- RURAL LOCATION
- EXTENSIVE OUTBUILDINGS
- STABLE BLOCK
- 17.2 ACRES OF SURROUNDING LAND AND GARDENS
- GREAT POTENTIAL
- EXTENSIVE PARKING
- OIL HEATING VIA TWO INDEPENDENT BOILERS
- SECLUDED POSITION
- SOLAR PANELS
- WHAT3WORDS: charts.covertly.themes



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCATION

Stolford is a small hamlet located close to the village of Stogursey and situated on the West Somerset coastline providing an ideal position for coastal and countryside walks.

The nearby thriving village of Cannington provides a host of day-to-day local amenities to include general stores incorporating a post office, butchers, baker, numerous pubs/restaurants and Cannington Golf Centre with its covered floodlit driving range together with the agricultural school of Brymore Academy and Cannington College.

The nearest town of Bridgwater lies approximately 10 miles to the south-east and has good rail connections to Bristol and London and offers a wide range of shopping, leisure and financial amenities as well as excellent access to the M5 motorway via Junctions 23 and 24. The county town of Taunton is approximately 18 miles away which also has good railway connections. The cities of Bristol and Exeter are both approximately 50 miles respectively, both of which have international airports.



GROUND FLOOR



FIRST FLOOR



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GROUND FLOOR



FIRST FLOOR



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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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